

# \$1,269,000 - 3117 Township Road 124, Rural Cypress County

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MLS® #A2212496

**\$1,269,000**

3 Bedroom, 2.00 Bathroom, 1,222 sqft  
Agri-Business on 157.82 Acres

NONE, Rural Cypress County, Alberta

Versatile Farm Property with Dog Kennels & Outbuildings on Township Road 124

This well-equipped farm offers space, functionality, and flexibility for both personal and business use. The 1,222 sq. ft. bungalow features 3 bedrooms, 2 bathrooms, a welcoming living room with a stone fireplace, a bright kitchen, a downstairs family room, and laundry. Step out onto a large deck overlooking a fully fenced yard – ideal for family, pets, or entertaining.

The property is set up for serious working potential with extensive outbuildings: Shop: 90' x 30', Feed Shop: 32' x 22', Carport: 60' x 24', Dog Kennel: 40' x 15', Main Dog Kennel: 20' x 100', Barn: 58' x 30', Hayshed: 32' x 12', Wood Shed: 12' x 32', Metal Grain Bin: 3,000-bushel capacity Bunkhouse: 20' x 16' The land is fenced into 4 pastures with newer post and wire fencing, offering flexibility for livestock or horses. The property is also supported by a 4,000-gallon cistern for reliable water storage. Currently used as a dog kennel operation, this setup is perfect for anyone looking to step into animal care, hobby farming, or expand their rural business. Best way to experience this property is to view, and take it all in. View the attached 3D tour, brochure, and call for the drone video of property. Please call for your personal showing.



Built in 2008

### Essential Information

MLS® #	A2212496
Price	\$1,269,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	157.82
Year Built	2008
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### Community Information

Address	3117 Township Road 124
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T0J1V0

### Amenities

Parking	See Remarks
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### Interior

Interior Features	Built-in Features, Pantry, Storage, Vinyl Windows, Double Vanity, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Features	Private Yard, Kennel, Storage
Roof	Asphalt Shingle

Construction	Wood Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	109
Zoning	A2, Agriculture

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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