

# \$1,299,000 - 3117 Township Road 124, Rural Cypress County

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MLS® #A2212496

**\$1,299,000**

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          | \$1,299,000   |
| 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 |
|---------|-------------|

**Interior**

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

**Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Kennel, Private Yard, Storage |
| Roof              | Asphalt Shingle               |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 71               |
| Zoning         | A2, Agriculture  |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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