

\$1,100,000 - 11502 Range Road 22 Road, Irvine

MLS® #A2191537

\$1,100,000

2 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 160.00 Acres

NONE, Irvine, Alberta

Your Equestrian Dream Awaits â€” Just 20 Minutes from Medicine Hat!

If youâ€™re a Reiner, Barrel Racer, Cutter, or simply a horse enthusiast, this 160-acre property is designed with you in mind! Located just 20 minutes from Medicine Hat along Highway 1, this impressive estate features a sprawling 90' x 220' indoor riding arena, providing ample space for training, events, and year-round riding. The ground is currently perfect ground for the Reining horse trainer.

Built for both horses and livestock, the entire property is enclosed with six-strand sheep fencing and includes six well-fenced pastures currently used for both horses and sheep. Five tinned equine shelters offer reliable protection, while two heated stock waterers and 8 wind fences ensure optimal comfort for your animals. For those with working dogs, a separate fenced area features three chain-link dog runs and five dog shelters.

The 1,240 sq. ft. home is warm and inviting, offering two bedrooms and two bathrooms with an open-concept layout. Highlights include main floor laundry, rustic wood-look vinyl flooring, and a spacious country kitchen with an eat-up islandâ€”perfect for entertaining or gathering with family. Large, newer vinyl windows fill the space with natural light, offering stunning views of the surrounding landscape. In the winter, two gas stoves -one



on each level keep the home cozy and warm.

Step outside to enjoy breathtaking sunrises and sunsets from the massive 1130 sq. ft. three-sided deck . The partially finished basement features a separate entrance, plumbing for a kitchenette, and an Eago luxury steam shower and whirlpool bath comboâ€”a perfect way to unwind after a long day.

With a few finishing touches of your choice, this property is ready to become the ultimate equestrian retreat. Donâ€™t miss your chance to own this exceptional horse property!

Built in 1990

Essential Information

MLS® #	A2191537
Price	\$1,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,240
Acres	160.00
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	11502 Range Road 22 Road
Subdivision	NONE
City	Irvine
County	Cypress County
Province	Alberta
Postal Code	T0J 1V0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Faces Front, Garage Door Opener, Gravel Driveway
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Electric Oven, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Dog Run, Kennel
Lot Description	Private, Views, Dog Run Fenced In, Pasture
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	85
Zoning	A2, AG

Listing Details

Listing Office	Real Estate Centre
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.