

# \$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	80
Zoning	A2, AG

## Listing Details

Listing Office	Real Estate Centre
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