

# \$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 | 81                 |
| Zoning         | A2, AG             |

### Listing Details

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

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