

\$749,900 - 1850 South Boundary Road Sw, Medicine Hat

MLS® #A2152720

\$749,900

0 Bedroom, 0.00 Bathroom,
Land on 5.91 Acres

NONE, Medicine Hat, Alberta

This is a rare opportunity to own 5.91 Acres adjacent to Desert Blume Golf Course with a City of Medicine Hat municipal address and situated between the beautiful communities of Desert Blume and Copper Canyon. At the top of the Coulee just past Range Road 61a is a portion of the land which has a 48x30 shop with power. Below the Coulee is the remaining portion of this gorgeous acreage with the Seven Persons Creek winding along the southwest portion and accessible beside Heron Crossing. The previous owner had a modular home that was serviced by a well, power and gas. The modular home on site is no longer livable, however, the new owner could bring in their own manufactured home and enjoy the peace and tranquility that this scenic acreage has to offer. Also the perfect spot for horses or cows. Conveniently located on South Boundary Road and just a stones throw from Highway 3 and the City of Medicine Hat. Currently zoned FUD (Future Urban Development), the City of Medicine Hat has stated that the land can continue to be used with a modular or manufactured type of home. Approval would be required for any other urban development. Make an appointment to view this lovely acreage today!



Essential Information

MLS® #	A2152720
Price	\$749,900

Sold Price	\$400,000
Bathrooms	0.00
Acres	5.91
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	1850 South Boundary Road Sw
Subdivision	NONE
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0S8

Exterior

Lot Description	Near Golf Course, Meadow, Pasture, Secluded, Views
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Additional Information

Date Listed	July 25th, 2024
Date Sold	October 28th, 2024
Days on Market	95
Zoning	FUD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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