

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

MLS® #A2153517

\$749,900

1 Bedroom, 1.00 Bathroom, 1,292 sqft

Residential on 5.91 Acres

N/A, 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!

Built in 1978

Essential Information

MLS® #

A2153517



Price	\$749,900
Sold Price	\$400,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,292
Acres	5.91
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Sold

Community Information

Address	1850 South Boundary Road Sw
Subdivision	N/A
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0S8

Amenities

Parking	220 Volt Wiring, Multiple Driveways, Quad or More Detached, Workshop in Garage
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Interior

Interior Features	See Remarks
Appliances	None
Heating	None
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Pasture, Secluded, Views, Backs on to Park/Green Space, Creek/River/Stream/Pond, Farm, Private
Roof	See Remarks
Construction	See Remarks
Foundation	None

Additional Information

Date Listed	July 29th, 2024
Date Sold	October 28th, 2024
Days on Market	91
Zoning	FUD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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