

\$1,590,000 - On Black & White Trail, Rural Cypress County

MLS® #A2195104

\$1,590,000

0 Bedroom, 0.00 Bathroom,
Land on 171.79 Acres

NONE, Rural Cypress County, Alberta

****Prime Development Opportunity â€“ 171.79 Acres in Medicine Hat, AB!****

This ****171.79-acre (more or less)**** parcel offers an incredible opportunity for development in a highly sought-after location! Situated ****right on the city limits of Medicine Hat****, this land is just steps away from major retailers like ****Walmart, Staples, and popular restaurants****, ensuring excellent exposure and accessibility.

Positioned ****just off Black & White Trail**** and close to ****Highway 2****, this property benefits from ****high traffic flow**** and easy connectivity to key routes. Whether you're considering ****residential, commercial, or mixed-use development****, this prime location offers endless possibilities.

Donâ€™t miss your chance to secure a ****strategic investment**** in a rapidly growing area.

Essential Information

MLS® #	A2195104
Price	\$1,590,000
Sold Price	\$1,400,000
Bathrooms	0.00



Acres	171.79
Type	Land
Sub-Type	Commercial Land
Status	Sold

Community Information

Address	On Black & White Trail
Subdivision	NONE
City	Rural Cypress County
County	Cypress County
Province	Alberta
Postal Code	T1B 0G4

Exterior

Lot Description	Creek/River/Stream/Pond
-----------------	-------------------------

Additional Information

Date Listed	February 22nd, 2025
Date Sold	April 23rd, 2025
Days on Market	60
Zoning	A1-IDP, Agricultural Dist
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.