

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

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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
Bathrooms	0.00
Acres	171.79



Type	Land
Sub-Type	Commercial Land
Status	Active

### 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
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### Additional Information

Date Listed	February 22nd, 2025
Days on Market	58
Zoning	A1-IDP, Agricultural Dist

### Listing Details

Listing Office	Real Broker
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