

# \$67,999 - 434 3 Avenue, Walsh

MLS® #A2134194

**\$67,999**

0 Bedroom, 0.00 Bathroom,  
Land on 0.78 Acres

NONE, Walsh, Alberta

The titles of all 10 lots have been combined into one land title.

Each lot is  $26\text{m} \times 130\text{m}$ , so total lot size is  $260\text{m} \times 130\text{m}$ ; = 33,800 ft<sup>2</sup>; = 0.78 Acres

A permit for development was obtained and there is an  $8\text{m} \times 20\text{m}$  Storage Container placed on the property, configured as a Utility-Hub. It currently has a 220V, 200Amp electrical service and City Water service already in place to it. 40 Mile Natural Gas Co-op is available. Walsh has no municipal sewage services so a Septic system will have to be installed by the buyer. The land has been reclaimed of all previous buildings and is ready for your home to be built/placed.

Walsh is a Very Peaceful and a Very Quiet community, right off the Number 1 highway. You have paved roads right to your doorstep. This property has a great, unobstructed view of the country hills to the north.

A great place to come and build your peaceful & private getaway from the city, but still have access to city amenities with only a 25 minute drive away, straight into the shopping district of Medicine Hat. You are also only 40 minutes away from Cypress Hills and Reesor Lake.



## Essential Information

MLS® #	A2134194
Price	\$67,999
Bathrooms	0.00
Acres	0.78
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	434 3 Avenue
Subdivision	NONE
City	Walsh
County	Cypress County
Province	Alberta
Postal Code	T0J 3L0

### Additional Information

Date Listed	May 23rd, 2024
Days on Market	355
Zoning	HG, Hamlet General

### Listing Details

Listing Office	EXP REALTY
----------------	------------

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