

# \$1,999,000 - Black And White Trail, Rural Cypress County

MLS® #A2218140

**\$1,999,000**

0 Bedroom, 0.00 Bathroom,  
Land on 225.57 Acres

NONE, Rural Cypress County, Alberta

This **\*\*225.57-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 Highway 2 and nearby Black & White Trail, this property benefits from high traffic visibility and easy connectivity to key routes. Whether you're considering residential, commercial, or mixed-use development, this prime location offers endless possibilities. Don't miss your chance to secure a strategic investment in a rapidly growing area.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2218140        |
| Price     | \$1,999,000     |
| Bathrooms | 0.00            |
| Acres     | 225.57          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Black And White Trail |
| Subdivision | NONE                  |

|             |                      |
|-------------|----------------------|
| City        | Rural Cypress County |
| County      | Cypress County       |
| Province    | Alberta              |
| Postal Code | T1B0G4               |

### **Amenities**

|            |        |
|------------|--------|
| Waterfront | Stream |
|------------|--------|

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | May 12th, 2025            |
| Days on Market | 58                        |
| Zoning         | A1-IDP, Agricultural Dist |

### **Listing Details**

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

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