

# \$53,900 - 434 3 Avenue, Walsh

MLS® #A2224011

**\$53,900**

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® #	A2224011
Price	\$53,900
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, 2025
Days on Market	45
Zoning	HG, Hamlet General

### **Listing Details**

Listing Office	EXP REALTY
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