



GRASSROOTS
REALTY GROUP

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**Black and White Trail
Rural Cypress County, Alberta**

MLS # A2218140



\$1,899,000

Division: NONE

Lot Size: 225.57 Acres

Lot Feat: -

By Town: Medicine Hat

LLD: 9-12-5-W4

Zoning: A1-IDP, Agricultural Dist

Water: None

Sewer: -

Utilities: -

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.