



GRASSROOTS
REALTY GROUP

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**Along Township Road 164
Rural Cypress County, Alberta**

MLS # A2285394



\$30,000

Division: NONE

Lot Size: 3.48 Acres

Lot Feat: -

By Town: Schuler

LLD: 21-16-1-W4

Zoning: A2

Water: None

Sewer: -

Utilities: -

Discover the opportunity to build your rural dream on this 3.48-acre parcel of land located just north of Schuler, Alberta. Ideally positioned approximately 45 minutes from Medicine Hat along Highway 41N, this property offers the perfect balance of open prairie living with access to nearby services. Services are located in the area; however, the buyer will be responsible for confirming availability, connection options, and all development requirements directly with Cypress County. The hamlet of Schuler provides a welcoming rural lifestyle and serves as a key service centre for surrounding farms and acreages. Community amenities include a new K–9 school that acts as a central hub, a curling rink, a hockey rink, and expansive prairie views that define the character of the area. Whether you're looking to build, invest, or secure a slice of Alberta countryside, this acreage offers space, serenity, and strong community roots—just a scenic drive from the city.