

**Range Road 54 Road  
Rural Cypress County, Alberta**

**MLS # A2285940**



**\$445,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	28.92 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, See Remarks		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Near Town:</b>	Medicine Hat
<b>Basement:</b>	-	<b>LLD:</b>	16-12-5-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	AG1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Land Only

Discover the perfect blend of space, functionality, and opportunity on this impressive 28.92 acre property. Whether you're looking to expand business operations, store equipment, build your dream home, or invest in land with serious potential, this property checks all the boxes. Completed in Fall 2025, the newly built 60' x 40' shop is designed for versatility and efficiency. Featuring four 16 ft bay doors including two drive through bays it offers seamless access for large equipment, vehicles, or commercial use. The shop boasts an 18ft ceiling height, a durable metal roof and siding, and is fully wired for power and ready to finish to your needs. Services are conveniently located at the property line, giving you flexibility for future development. The land is fenced with a combination of fencing styles, a creek running through and includes a gated entrance for privacy and security. With ample land, a brand new shop, this property presents an exceptional opportunity with permitted uses being home based business with office use, green house, bed and breakfast, agricultural, secondary suite to name a few with numerous discretionary uses including breweries, government services, group home, agricultural operations- commercial the list goes on.