

**434 3 Avenue  
Walsh, Alberta**

**MLS # A2224011**



**\$53,900**

**Division:** NONE

**Lot Size:** 0.78 Acre

**Lot Feat:** -

**By Town:** Walsh

**LLD:** 35-11-1-W4

**Zoning:** HG, Hamlet General

**Water:** -

**Sewer:** -

**Utilities:** -

The titles of all 10 lots have been combined into one land title. Each lot is 26' x 130', so total lot size is 260' x 130' = 33,800 ft<sup>2</sup> = 0.78 Acres. A permit for development was obtained and 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 a 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. \*\*New pictures coming, Sea-Can has been removed from property