

**17 2 Street
Schuler, Alberta**

MLS # A2258863



\$150,000

Division: NONE

Lot Size: 5.40 Acres

Lot Feat: -

By Town: -

LLD: 9-16-1-W4

Zoning: A2, Agriculture

Water: -

Sewer: -

Utilities: -

Here's your chance to build your dream home and enjoy wide-open country living! This property offers two separate titles: a 76' x 260' hamlet residential lot perfect for your future home, plus an adjoining 5.4-acre agricultural parcel featuring a new workshop, fenced riding arena, and a small animal shelter. Located on the east edge of Schuler, Alberta, this acreage is fully fenced, paved on three sides, with a Fortis power pole already on site and natural gas nearby. You'll love the unobstructed prairie and lake views and the flexibility to design a property that suits your lifestyle. Schuler is a welcoming hamlet with a brand-new school, curling rink, and a hockey rink, a fantastic community for families. Just 45 minutes from Medicine Hat, you'll enjoy all the benefits of peaceful rural living with quick access to city amenities. The county may also consider a manufactured or moved-on home, giving you even more options. A rare opportunity to combine a residential lot and acreage with equestrian amenities, this one is ready for your dream build!