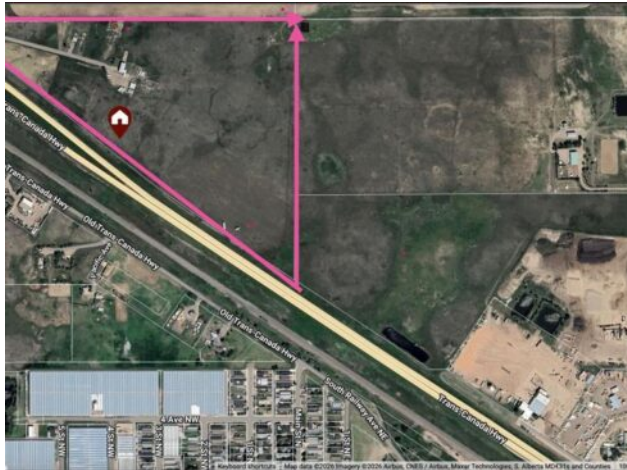




902 Range Road 65
Redcliff, Alberta

MLS # A2301606

\$1,888,000



Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,960 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	Double Garage Attached		
Lot Size:	61.00 Acres		
Lot Feat:	-		

Heating:	High Efficiency, Forced Air	Water:	Well
Floors:	Other, Vinyl	Sewer:	Lagoon, Septic Tank
Roof:	Metal	Near Town:	Redcliff
Basement:	Partial	LLD:	17-13-6-W4
Exterior:	-	Zoning:	UR
Foundation:	Wood	Utilities:	-
Features:	Separate Entrance		

Major Use: Mixed

Fantastic opportunity located on the North side of Redcliff offering exceptional long-term potential with over 3000 ft of HWY 1 frontage with easy access and only 10 minutes from Medicine Hat! This 61 +/- acres currently has 2 revenue generating residences situated on it, as well as additional income from a gas well & high-visibility advertising signage. The property is almost fully fenced and has 4 seacans, a 250' well, a lagoon and septic tank. The single family home is approximately 1960 sq ft has 3+2 bedrooms, vinyl windows, HWT 2023, HE furnace 2010, water softener, reverse osmosis for the kitchen, central a/c, new metal roof, a large covered deck & a large attached 24' x 28' garage. The second residence is a 2003-built mobile home of approximately 1560 sq. ft., featuring 3 bedrooms plus an office, 2 full baths, and a 28' x 30' garage. Seller was considering a mini storage facility which buyer may want to explore. This property is zoned Urban Reserve and is ideally positioned on the edge of Redcliff with easy access to Hwy 1 and Medicine Hat with exceptional visibility, providing strong exposure and long-term development potential.