

# \$150,000 - 17 2 Street, Schuler

MLS® #A2258863

**\$150,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.40 Acres

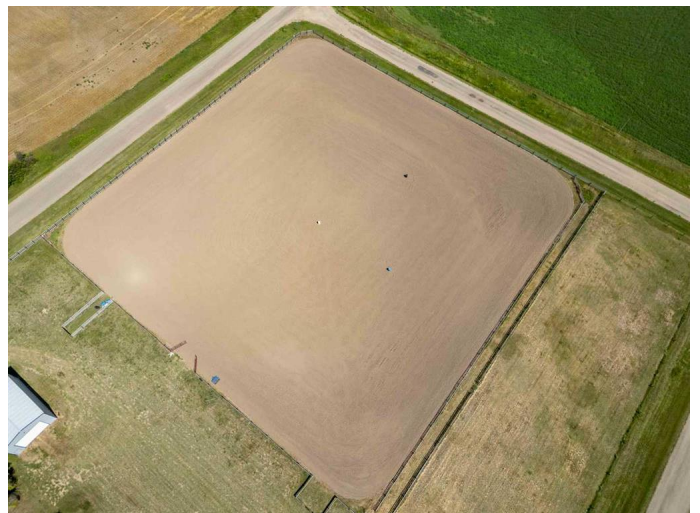
NONE, Schuler, Alberta

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!



## Essential Information

MLS® #

A2258863

|           |                  |
|-----------|------------------|
| Price     | \$150,000        |
| Bathrooms | 0.00             |
| Acres     | 5.40             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 17 2 Street    |
| Subdivision | NONE           |
| City        | Schuler        |
| County      | Cypress County |
| Province    | Alberta        |
| Postal Code | T0J 3B0        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 46                   |
| Zoning         | A2, Agriculture      |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.