# \$839,000 - 1600 Echo Dale Road Sw, Medicine Hat

MLS® #A2238566

# \$839,000

4 Bedroom, 3.00 Bathroom, 1,497 sqft Residential on 8.00 Acres

NONE, Medicine Hat, Alberta

Welcome to a truly unique opportunity on the scenic Echo Dale Roadâ€"an 8-acre acreage nestled within the city limits of Medicine Hat. Combining the tranquility of rural living with the convenience of city amenities, this one-of-a-kind property is ideal for those seeking space, versatility, and potential for home-based business or recreational ventures.

The 1,497 sq. ft. home offers comfortable and functional living with 2 bedrooms upstairs and 2 more in the fully developed basementâ€"perfect for family, guests, or even rental possibilities. Two full bathrooms ensure convenience on both levels. The home features a cozy, country-style layout and is wrapped by a charming deck that provides stunning views of the property and surrounding landscape. Enjoy sunrises with coffee or host summer barbecues in this inviting outdoor space.

An attached double garage keeps your vehicles sheltered and adds extra storage or workshop potential. But the real highlight of this property is the large recreational hallâ€"equipped with bathrooms, a bar, and a food service area. Whether you're hosting weddings, private functions, or corporate events, this space is ready to support a wide range of activities and income-generating opportunities.







Additional outbuildings include a workshop for your tools, projects, or business equipment, and a classic barn ideal for keeping horses or hobby farm animals. With domestic water rights in place, you have everything you need to support your home, gardens, or livestock.

Located just minutes from the Medicine Hat airport and with easy access to major roads, this property is perfectly positioned for a home-based business, equestrian facility, or peaceful multi-use retreat.

This rare find offers freedom, functionality, and future potentialâ€"all in a serene country setting with the benefit of city services nearby.

Don't miss out on this versatile acreage on Echo Dale Road. Whether you're dreaming of starting a business, hosting events, or simply enjoying wide-open space with city convenience, this property has the foundation to make it happen.

Built in 1961

#### **Essential Information**

MLS® # A2238566 Price \$839,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,497

Acres 8.00

Year Built 1961

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

# **Community Information**

Address 1600 Echo Dale Road Sw

Subdivision NONE

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A8G8

#### **Amenities**

Parking Double Garage Attached, Garage Faces Front, Garage Door Opener,

Paved

# of Garages 2

# Interior

Interior Features Ceiling Fan(s), Kitchen Island, Natural Woodwork

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window

Coverings, Wall/Window Air Conditioner, Gas Range, Water Conditioner,

Water Purifier

Heating Forced Air, Natural Gas

Cooling Wall/Window Unit(s)

Has Basement Yes

Basement Finished, Partial

### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Many

**Trees** 

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 9th, 2025

Days on Market 106
Zoning FUD

## **Listing Details**

Listing Office SOURCE 1 REALTY CORP.

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