

# \$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 Road—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 basement—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 hall—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 potential—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	55
Zoning	FUD

### Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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