

# \$649,000 - 110016 Range Road 100, Bow Island

MLS® #A2203112

**\$649,000**

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 5.07 Acres

NONE, Bow Island, Alberta

Welcome to this 5.07-acre property located conveniently between Medicine Hat and Bow Island, just off Highway 3. This charming acreage offers a self-sufficient 1,385 sq. ft. bungalow featuring 4 bedrooms and 2.5 bathrooms. In addition to the home, you'll find a 5-bay garage/shop, a storage shed, and a well-maintained 16 x 20 ft. barn, perfect for all your needs.

Designed with sustainability in mind, this property is equipped with 8.91 kW solar panels, which helped reduce energy costs, crediting back \$880 in 2024. For those colder months or off-grid moments, a wood-burning stove is ready for use, and there's a nearby backup generator to ensure you're never without power.

The main floor includes 3 bedrooms (or 2 bedrooms and an office), a convenient laundry area, 1.5 baths, and spacious kitchen, dining, and living areas perfect for family living. The finished basement has a large family room, an additional bedroom, and a 4-piece bathroom with a jacuzzi tub to enjoy!

Enjoy outdoor living on one of the property's decks—north, east, and south-facing options allow for sunshine or shade throughout the day while you take in the scenic, treed landscape. Drip-line irrigation helps keep the property lush and green.

As a member of the Cherry Coulee Water User's Coop, you'll have access to a minimum of 5 gallons per minute for irrigation. Located just 5 minutes from Bow Island and



30 minutes from Medicine Hat, this property combines rural tranquility with close access to all the conveniences of town.

Don't miss this fantastic opportunity to own a piece of land with so much potential. Your acreage dream awaits!

Built in 1988

### Essential Information

MLS® #	A2203112
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	5.07
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	110016 Range Road 100
Subdivision	NONE
City	Bow Island
County	Forty Mile No. 8, County of
Province	Alberta
Postal Code	T0K 0G0

### Amenities

Parking	Quad or More Detached
# of Garages	4

### Interior

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s)

Heating	Boiler, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	March 17th, 2025
Days on Market	36
Zoning	AR

## Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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