

\$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 | 35 |
| Zoning | AR |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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