# \$5,000 - 622 Iris Street, Rosemary

MLS® #A2120911

#### \$5,000

0 Bedroom, 0.00 Bathroom, Land on 0.19 Acres

NONE, Rosemary, Alberta

There is "LOTS" to enjoy in this charming village of Rosemary! This is what everyone has been asking for: Can I have A MODULAR HOME (MINIMUM OF 25 FEET WIDE), Can I build a duplex for 2 families, Can I bring in a RTM? YES YOU CAN! Home must be a minimum of 1100 sq ft. NO TINY HOMES, AND NO SINGLE WIDE MOBILE HOMES. Additional building requirements upon interest. The community offers a K-12 school, Recreation/Arena Facility, Updated parks, convenience store, post office, bakery and a local butcher shop. A little hidden gem of a campground as well. With a shower/bathroom building, hook ups and large parking pads. Great for the extra family to stay while visiting! Come take a look, make your dream a reality! A complete development permit application must be submitted within six (6) months of signing a purchase agreement with the Village for the vacant lot. Taxable residential improvements, as per Bylaw #404-08, must be completed within twelve (12) months of the purchaser having received all applicable discipline permits. An additional allowance of 3 months may be granted by council on request due to weather conditions.





### **Essential Information**

MLS® # A2120911 Price \$5,000 Bathrooms 0.00 Acres 0.19 Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 622 Iris Street

Subdivision NONE

City Rosemary

County Newell, County of

Province Alberta
Postal Code T0J2W0

#### **Amenities**

Utilities Electricity at Lot Line, Water At Lot Line, Garbage Collection, High

Speed Internet Available, Natural Gas at Lot Line

#### **Additional Information**

Date Listed April 7th, 2024

Days on Market 561 Zoning R-1

## **Listing Details**

Listing Office Century 21 Foothills Real Estate

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