

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

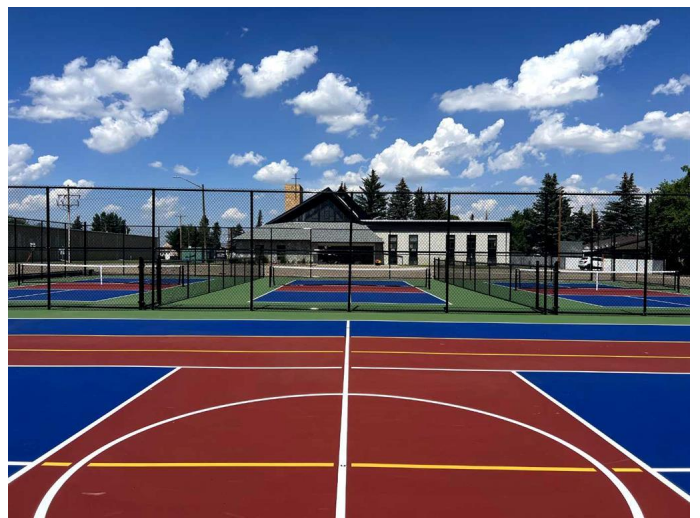
MLS® #A2120911

**\$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	505
Zoning	R-1

### Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.