

# \$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
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### **Additional Information**

Date Listed	April 7th, 2024
Days on Market	562
Zoning	R-1

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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