

**of**

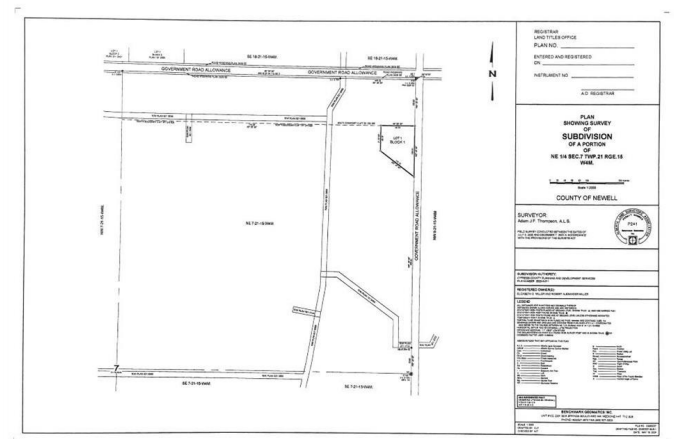
MLS® #A2191513

**\$89,900**

0 Bedroom, 0.00 Bathroom,  
Land on 2.38 Acres

NONE, Rural Newell, County of, Alberta

**BRING US AN OFFER!** Have you been watching the market for an acreage building parcel with good access, an attractive year round view, privacy & utilities close by? Maybe you need a getaway from the city & a quiet, private place to park your RV or build a base camp for hunting in the County of Newell? Your patience has paid off. Just 7 minutes to Rosemary, on well maintained roads nearly all on pavement. Power, natural gas, & regional water are all in close proximity. \$7000 Household water connection fee to EID has been paid which will deliver irrigation water for seasonal use to your property once are are connected to the system. Nearby residences have water wells or regional water for year round household use. Potential for walk-out home design with desirable elevation changes on parcel. The world is your oyster to build your dream shop, have boat & RV storage, garden & some critters. This parcel is quiet & private with 1 nearby residential neighbour to the North. Subdivision has been approved & is in process for registration with Alberta Land Titles. Please consult County of Newell Land Use Bylaw for permitted & discretionary uses of Residential Rural zoned land. Along with purchase of land, Seller would consider long term lease of additional land for pasture, dug out access, garden space & more. Don't miss this, we aren't making more land!



## Essential Information

MLS® #	A2191513
Price	\$89,900
Bathrooms	0.00
Acres	2.38
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Hwy 550 & Rr155 Rr155
Subdivision	NONE
City	Rural Newell, County of
County	Newell, County of
Province	Alberta
Postal Code	T0J0B5

## Additional Information

Date Listed	January 29th, 2025
Days on Market	167
Zoning	Residential Rural

## Listing Details

Listing Office	Royal LePage Community Realty
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