

# \$5,000 - 19 Cottonwood Crescent, Rosemary

MLS® #A2114083

**\$5,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.17 Acres

NONE, Rosemary, Alberta

There is "LOTS" to enjoy in this charming village of Rosemary! Take a look at this ideal 60x125 residential lot! Cottonwood Crescent has a stylish appeal with decorative lighting, fencing and already beautifully built homes. 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. Additional details will be provided upon interest.

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2114083 |
| Price     | \$5,000  |
| Bathrooms | 0.00     |
| Acres     | 0.17     |
| Type      | Land     |



|          |                  |
|----------|------------------|
| Sub-Type | Residential Land |
| Status   | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 19 Cottonwood Crescent |
| Subdivision | NONE                   |
| City        | Rosemary               |
| County      | Newell, County of      |
| Province    | Alberta                |
| Postal Code | T0J2W0                 |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity at Lot Line, Garbage Collection, High Speed Internet Available, Natural Gas at Lot Line, Water At Lot Line |
|-----------|------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2024 |
| Days on Market | 400              |
| Zoning         | R-1              |

### Listing Details

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

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