

# \$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, Water At Lot Line, Garbage Collection, High Speed Internet Available, Natural Gas at Lot Line |
|-----------|------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2024 |
| Days on Market | 516              |
| Zoning         | R-1              |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.