

# \$89,900 - Hwy 550 & Rr155 Rr155, Rural Newell, County of

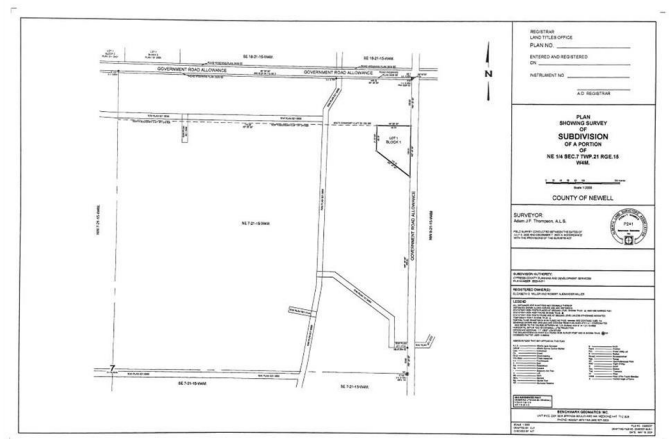
MLS® #A2191513

**\$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 | 149                |
| Zoning         | Residential Rural  |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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