

**5125 3 A Street W
Claresholm, Alberta**

MLS # A2266823



\$88,900

Division: NONE

Lot Size: 0.18 Acre

Lot Feat: City Lot, Interior Lot, No Neighbours Behind, Rectangular Lot, Standard Lot

By Town: -

LLD: -

Zoning: R-1

Water: -

Sewer: -

Utilities: -

Nice infill lot in Claresholm. Mature area, favored "West side" location, close to Town amenities, parks post office shopping and downtown area. Approx 50 X 157' lot. Bring your home or duplex plans, as the lot has frontage on 3rd and 4th Streets. No building commitments. The Planning Department has indicated that a duplex would be possible (a "Discretionary Use"). Please confirm usage with the Town Authorities. Owner is a "Licensed REALTOR".