

**422 Elgin Avenue  
Carbon, Alberta**

**MLS # A2270649**



**\$80,000**

**Division:** NONE

**Lot Size:** 1.16 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R

**Water:** -

**Sewer:** -

**Utilities:** -

Nestled on the outskirts of Carbon, backed into the Badlands-esque hillside, this 1.16 acre lot has endless opportunities. With Residential General designation, this progressive municipality is waiting to work with you to fulfill dreams, whether a large lot for a single family dwelling or a vision of a unique subdivision, possibly tiny homes, or multifamily options, Carbon is home to a K-9 School, an outdoor pool, Royal Canadian Legion, curling club, a library, restaurants, grocers., and many many business, both in home and store front. A great place to live, raise a family, retire, build a business, even commute, with a 1 hour commute to north Calgary, and under 30 minutes to Drumheller or Three Hills. Call your favorite Realtor today to start your journey.