

**214 Bruce Avenue
Carbon, Alberta****MLS # A2270650****\$90,000****Division:** NONE**Lot Size:** 0.37 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** RG**Water:** -**Sewer:** -**Utilities:** -

Unique development opportunity. Large residential lot at land only value, under assessed value Buyer to renovate or remove an old 1956 Church on land. Substantial damage to building on land. 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.