

**622 Iris Street  
Rosemary, Alberta**

**MLS # A2120911**



**\$5,000**

**Division:** NONE

**Lot Size:** 0.19 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-1

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Water At Lot Line, Garbage Collection, High Speed

There is "LOTS" to enjoy in this charming village of Rosemary! This is what everyone has been asking for: Can I have A MODULAR HOME ( MINIMUM OF 25 FEET WIDE), Can I build a duplex for 2 families, Can I bring in a RTM? YES YOU CAN! Home must be a minimum of 1100 sq ft. NO TINY HOMES, AND NO SINGLE WIDE MOBILE HOMES. Additional building requirements upon interest. 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.