

**107 Pheasant Road
Rosemary, Alberta****MLS # A2187439****\$25,000****Division:** NONE**Lot Size:** 0.41 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** I**Water:** Public**Sewer:** Public Sewer**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line, Sewer, Water

Look to the future, build a "Shouse" in Rosemary! A newly developed General Industrial subdivision on Pheasant Road is promoting a discretionary development of a "Shouse" or also known as a Live/Work development. The Village of Rosemary is offering a promotional price of \$25,000 until December 31, 2025, with commencement of construction within 12 months of a signed purchase agreement date. The lots are a generous size of 125'x 146'. All utilities are available and easy to access. 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. There is also a \$2000 Tax allowance that will be put towards the Municipal Taxes.