

# \$150,000 - Lot 8 Currie Subdivision, Rural Newell, County of

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MLS® #A2164654

**\$150,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.31 Acres

One Tree, Rural Newell, County of, Alberta

Looking to build? Want something close to town, but still out of town?! This is a perfect piece of land for those acreage seekers! How about a shop....no problem! Regional water, Power and Gas all to the property line! Seller will also negotiate putting in the septic system. It doesn't get better then this and land is not getting any cheaper! Home owners association will allow RTM and traditional builds. Basement or no basement, you can choose. No mobile homes permitted. All offers will be subject to Sellers discretion on allowance of build. Call your Real Estate professional for more details and tour of the land!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2164654         |
| Price     | \$150,000        |
| Bathrooms | 0.00             |
| Acres     | 1.31             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | Lot 8 Currie Subdivision |
| Subdivision | One Tree                 |
| City        | Rural Newell, County of  |



|             |                   |
|-------------|-------------------|
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T1R1C4            |

**Amenities**

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | None                                                                                 |
| Utilities | Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer Available |

**School Information**

|          |                                    |
|----------|------------------------------------|
| District | Grasslands Regional Division No. 6 |
|----------|------------------------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2024 |
| Days on Market | 231                 |
| Zoning         | CR                  |
| HOA Fees       | 536                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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