

# \$25,000 - 103 Pheasant Road, Rosemary

MLS® #A2182767

**\$25,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.41 Acres

NONE, Rosemary, Alberta

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.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2182767        |
| Price     | \$25,000        |
| Bathrooms | 0.00            |
| Acres     | 0.41            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 103 Pheasant Road |
| Subdivision | NONE              |
| City        | Rosemary          |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J2W0            |

### Amenities

|           |  |
|-----------|--|
| Utilities | Electricity at Lot Line, Natural Gas at Lot Line, Sewer Available, Water Available |
|-----------|--|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | December 7th, 2024 |
| Days on Market | 253                |
| Zoning         | I                  |

### Listing Details

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

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