



780-832-0996
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5605 49 Street
Grimshaw, Alberta

MLS # A2328648



\$18,000

Division: NONE

Lot Size: 0.16 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DC

Water: Public

Sewer: Public Sewer

Utilities: Electricity, Natural Gas

The owner's plans have changed, creating an excellent opportunity for someone ready to take on their next project. This 50' x 140' lot features a newer gravel driveway and is zoned Direct Control, offering potential for future development (subject to municipal approval). The existing older home on the property is not currently habitable and would require extensive renovations to make it livable again. Buyers should consider the value to be primarily in the land and its development potential. Whether you're looking for a place to build, invest, or redevelop, this property is worth a closer look. Text or call to arrange a viewing if you'd like to see inside the home or drive by to see the property.