



622 Iris Street , Rosemary, Alberta - \$5,000



Main Photo

Property Description

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.

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