



109 2 Street S, Torrington, Alberta - \$65,000



Main Photo

Property Description

Located in the heart of Torrington, Alberta, this affordable 55 by 100 foot lot presents a unique opportunity for buyers seeking small-town living with big potential. With municipal services available at the lot line—ready for hook-up—this bare parcel is ideal for anyone looking to build in a peaceful and quirky prairie community.

Zoned Hamlet Residential, this lot offers a surprising range of permitted uses. Whether you're planning to build a single-detached home, bring in a modular or moved-on building, or take advantage of the discretionary use for a mobile home, the options here are flexible—though it's worth noting that modular,



move-on, and mobile homes can be harder to source locally and may require additional planning. Beyond residential housing, the zoning allows for private greenhouses, accessory buildings such as garages or workshops, and even the ability to keep backyard hens with a simple hen license. There's also potential to install a private, ground-mounted solar system, giving you the option to build something sustainable and future-ready.

Torrington itself is a one-of-a-kind hamlet, known for its laid-back lifestyle and distinct charm. Home to the famous Gopher Hole Museum and a close-knit population, it offers a quiet setting surrounded by prairie views, yet sits just off Highways 27 and 805 with easy access to nearby communities like Three Hills and Olds. For those looking to build something simple, creative, or cost-effective in a rural Alberta setting, this property is well worth a look. With services already in place, a flexible land use bylaw, and one of the more affordable price points in the region, this parcel stands out as a smart and versatile option in today's market.

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