



6806 59 Avenue Red Deer, AB T4P1B4

Land Active **A2167751** **PD:** **DOM:** 31 **LP:** \$280,000.00
OP: \$280,000.00



Class: Residential Land **LP/Acre:** \$1,037,037.04
County: Red Deer
City: Red Deer **Type:**
Levels: **District:**
Subdivision: Glendale **Tax Amt/Yr:** \$1,139.00/2024
Possession: Immediate/bare land vacant possession
LINC#: [0017007543](#)
Outbuildings:
Rd Frontage:
Zoning: 4 R1A **Lot Size:** 0.27 Ac
Legal Pln: 5218 MC **Blk:** 10 **Lot:1**

Title to Lnd: Fee Simple **Ownership:**
Exclusion: No **SRR:** No
Sewer/Septic: Public Sewer **Condo:** No
Disclosure: No Disclosure
Reports: Aerial Photos
Restrictions: None Known

Public Remarks: Massive pie lot (11, 862 sq ft ; .27 of an acre) on 59 Ave ready to build. This lot is permitted to build a duplex. The discretionary uses include highly sought after Daycare, Home Occupation Major, and supportive living accommodation as well as any other uses.

Property Information

Fencing: None	Water Supply: Public
911 Addr:	# Parcels:
Dist to Trans:	Dist to School:
Irrigation Eqp:	Farm Eq Inc:
Road Access:	Front Length: 30.48M 100`0"
Lot Dim: 100 X 112	Lot Depth: 33.53 M 110'
Front Exp:	Local Imprv:
Water GPM:	Acres Cleared:
Depth of Well:	Acres Irrigat:
Reg Wtr Rgt:	Acres Fenced:
Bus Service:	Acres Cultivtd:
Elem School:	Acres Pasture:
Jr/Mid Schl:	Acres Lsehd:
High School:	Acres Treed:
Amenities:	Total Acres: 0.27
Exterior Feat:	
Utilities: Cable Available, Electricity Available, Natural Gas Available, Fiber Optics Available, Phone Available, Sewer Available, Water Available	
Access Feat:	
Goods Include: none	
Goods Exclude: none	