

# \$418,950 - 117 Centre Street, Nordegg

MLS® #A2076070

**\$418,950**

0 Bedroom, 0.00 Bathroom,  
Land on 0.38 Acres

NONE, Nordegg, Alberta

Get ready to plan your future within the Mountainous community of Nordegg. Located in the scenic Historic townsite, your views are spectacular looking onto Mount Baldy and Coliseum Mountain. Build your business with the ability to also build living quarters above. The general purpose of this district is to establish a pedestrian friendly town centre commercial area. There is a limited number of lots available so don't miss your opportunity. There is municipal water and sewer and power to the lot line. Aside from running your business' there is plenty to discover from, hiking, OHV riding, golfing, fishing, ice climbing, kayaking, horse back riding and generally enjoying nature and wildlife at its finest.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2076070        |
| Price     | \$418,950       |
| Bathrooms | 0.00            |
| Acres     | 0.38            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 117 Centre Street |
| Subdivision | NONE              |



|             |                   |
|-------------|-------------------|
| City        | Nordegg           |
| County      | Clearwater County |
| Province    | Alberta           |
| Postal Code | T0M 0H0           |

### **Amenities**

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Utilities | Electricity at Lot Line, Water At Lot Line, Sewer Available |
|-----------|-------------------------------------------------------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2023 |
| Days on Market | 800               |
| Zoning         | NHC               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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