

**MLS®-A1057494 - 4807 53 Street - \$224,000**



**Province**  
Alberta

**Price**  
\$224,000

Here is a great development property in the town Botha! 6.88 acres of land in total with highway frontage to the south along Hwy 12. There is an existing house on the property that is in need of TLC and some work to be habitable. It has 2 bedrooms up and one downstairs. It also has an attached single garage. There is also an old barn with power to it. This property is zoned HR (hamlet residential) which is suitable for Duplexes, Fourplex, Apartments, Townhouses, etc. There is also an approved subdivision out of this piece on the west side of property that needs to be completed. It would also make a great place to build a new house and have lots of privacy and space between you and your neighbors. The school is only 3 blocks away and so is the skating rink. Come see what a great place this can be to build or invest!

*Courtesy Of: Century 21 Candor Realty Ltd.*



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