

505 9 Avenue  
Bassano, Alberta

MLS # A2224541



**\$45,000**

**Division:** NONE

**Lot Size:** 0.22 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R1

**Water:** -

**Sewer:** -

**Utilities:** -

BEAUTIFUL BASSANO - Welcome to an incredible opportunity to build your dream home in vibrant Bassano! This prime lot has all town services conveniently run to the property line, ready for your vision. Enjoy Bassano's charming community with an outdoor pool, local arena, parks, and a revitalized downtown. Buyers must submit a development permit application within 6 months of signing for a taxable improvement per LUB 921/21. There is also a build timeline requirement and minimum build size of 1400sqft with a front attached garage. Allowed property types include Prefab Homes and Stick Build. Mobile homes are NOT allowed. Call now to get more information as we have multiple lots available!