



**GRASSROOTS**  
REALTY GROUP

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**4808 50 Avenue  
Botha, Alberta**

**MLS # A2236825**



**\$15,000**

**Division:** NONE

**Lot Size:** 0.19 Acre

**Lot Feat:** Level, See Remarks, Standard Shaped Lot

**By Town:** -

**LLD:** -

**Zoning:** Residential

**Water:** -

**Sewer:** -

**Utilities:** -

ECONOMICAL HAMLET LIVING. Have your choice of lots! Botha is a family orientated community. With K-6 School. If building your new home on an affordable lot in a quiet community sounds enticing, this might be a place to call home. All services including municipal water are at the property line. Lots are 65.6 ft x 129 ft (8462 sqft of space) Only 7 minutes to Stettler, with all the amenities that are needed. Mobile Homes are discretionary in the Hamlet of Botha and must go to the MCP for decision. MCP will want photos and current state/age of the mobile with any improvements for the application. Taxes will be determined upon sale, and what structure is to be erected on the lot. Any offers below the asking price must go before County Council. Which could take up to 60 days to determine Sale. Taxes are undetermined until lots are sold and assessed. Lots are GST Applicable.