



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**116 Centre Street  
Nordegg, Alberta**

**MLS # A2076084**



**\$105,000**

---

**Division:** NONE

---

**Lot Size:** 0.08 Acre

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** 27-40-15-W5

---

**Zoning:** NHC

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** Electricity at Lot Line, Water At Lot Line, Sewer

---

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.