

# \$173,250 - 209 Tillie Avenue, Nordegg

MLS® #A2076077

**\$173,250**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 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® #	A2076077
Price	\$173,250
Bathrooms	0.00
Acres	0.15
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	209 Tillie Avenue
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	615
Zoning	NHC

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.