

# \$91,476 - 331 Elizabeth Avenue, Nordegg

MLS® #A2240776

**\$91,476**

0 Bedroom, 0.00 Bathroom,  
Land on 0.09 Acres

NONE, Nordegg, Alberta

List price now includes GST.....  
Looking for an opportunity to own a small piece of paradise? Well look no further, Nordegg is offering you a spot to build exactly that. This vacant lot is in south Nordegg. The architectural design theme for this area is modeled after the original homes which were present circa 1915. Characterized by painted cedar, front porches and cottage and gabled roofs. This hamlet offers views of Mount Baldy and Coliseum Mountain and is a great destination for hikers, bikers, OHV’s and fishermen alike. If you are seeking the feel of a mountain village in the making without the pressure, become part of the legacy and begin to build now.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2240776         |
| Price     | \$91,476         |
| Bathrooms | 0.00             |
| Acres     | 0.09             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 331 Elizabeth Avenue |
| Subdivision | NONE                 |
| City        | Nordegg              |

|             |                   |
|-------------|-------------------|
| County      | Clearwater County |
| Province    | Alberta           |
| Postal Code | T0M 2H0           |

### **Amenities**

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Utilities | Electricity at Lot Line, Phone At Lot Line, Sewer Available |
|-----------|-------------------------------------------------------------|

### **Exterior**

|                 |                            |
|-----------------|----------------------------|
| Lot Description | Standard Shaped Lot, Views |
|-----------------|----------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 78              |
| Zoning         | NLDR            |

### **Listing Details**

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

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