

\$42,750 - 15 Bear Creek Drive, High Level

MLS® #A1043540

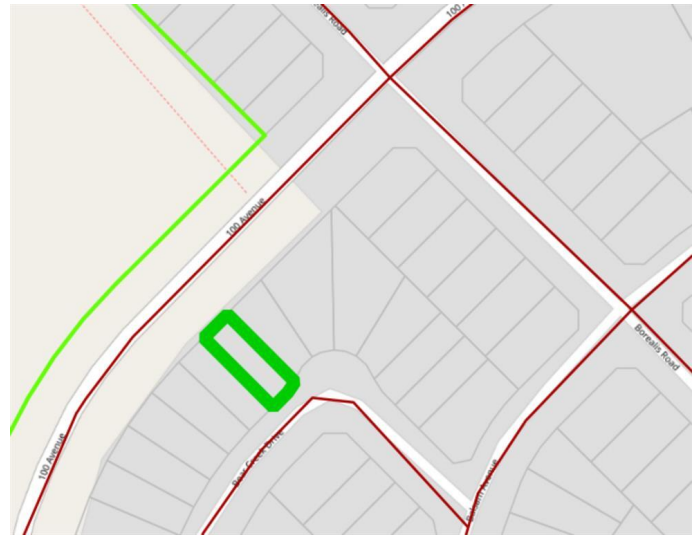
\$42,750

0 Bedroom, 0.00 Bathroom,
Land on 0.11 Acres

NONE, High Level, Alberta

There are so many reasons why this may be the perfect location for your new home. LOCATION, LOCATION, LOCATION!!!

Close to the hospital, shopping, the Toy Lending Library and then there's the price? This neighborhood is zoned R-2 which means manufactured and modular homes, an economical alternative to stick built homes, are permitted uses. DEVELOPERS?? An awesome location to build revenue properties.



Essential Information

MLS® # A1043540
 Price \$42,750
 Bathrooms 0.00
 Acres 0.11
 Type Land
 Sub-Type Land
 Status Active

Community Information

Address 15 Bear Creek Drive
 Subdivision NONE
 City High Level
 County Mackenzie County
 Province Alberta
 Postal Code T0H 1Z0

Amenities

Utilities Electricity at Lot Line, Natural Gas at Lot Line

9.2 R-2 (MEDIUM DENSITY RESIDENTIAL) LAND USE DISTRICT

INTENT
 9.2.1 The intent of the R-2 LAND USE DISTRICT is to encourage a diversity of housing options without undermining the quality of neighbourhoods.

USES

TABLE 9.3 PERMITTED AND DISCRETIONARY USES IN THE R-2 LAND USE DISTRICT

| PERMITTED USES | DISCRETIONARY USES |
|---|--|
| a) ACCESSORY BUILDING OR STRUCTURE | a) ASSISTED LIVING FACILITY of up to 6 units |
| b) DWELLING – SINGLE-FAMILY | b) BUILDING – MOVED IN |
| c) DWELLING – DUPLEX | c) DWELLING – MULTIPLE UNIT of up to 6 units |
| d) DWELLING – TOWNHOUSE of up to 6 units; and | d) ACCESSORY USES associated with a DWELLING – SINGLE-FAMILY |
| e) MANUFACTURED HOME – MODULAR | i) BED AND BREAKFAST BUSINESS |
| | ii) BOARDING HOUSE |
| | iii) FAMILY DAY HOME |
| | iv) HOME OCCUPATION |
| | v) SECONDARY SUITE; and |
| | e) MANUFACTURED HOME – MOBILE |

TABLE 9.4 R-2 LAND USE DISTRICT LOT, SITE AND BUILDING REQUIREMENTS

| COMPONENT | DWELLING – SINGLE-FAMILY, BUILDING – MOVED IN and MANUFACTURED HOME – MODULAR / Unit | DWELLING – DUPLEX and DWELLING – TOWNHOUSE / Unit | DWELLING – MULTIPLE-UNIT and ASSISTED LIVING FACILITIES / Development |
|---|--|---|---|
| LOT AREA (minimum) | 330m ² /3,552sq ft. | 233m ² /2,507sq ft. | 834m ² /8,977sq ft. |
| LOT WIDTH (minimum) | 11m/36ft. | 8m/26.2ft. | 20m/65.6ft. |
| LOT DEPTH (minimum) | 30m/98.4ft. | 30m/98.4ft. | 35m/114.8ft. |
| YARD – FRONT (minimum) | 6m/19.6ft. | 6m/19.6ft. | 6m/19.6ft. |
| YARD – FLANKAGE (minimum) | 3m/9.85ft. | 3m/9.85ft. | 3m/9.85ft. |
| YARD – SIDE (minimum) | 1.2m/3.9ft. | 1.2m on one side and 0m on the side with a PARTY WALL | 3m/9.85ft. |
| YARD – REAR (minimum) | 7m/22.9ft. | 7m/22.9ft. | 7m/22.9ft. |
| FLOOR AREA – GROSS above FINISHED GRADE (minimum) | 90m ² /968sq ft. | 75m ² /807sq ft. | 110m ² /1,184sq ft. |
| BUILDING HEIGHT (maximum) | 10m/32.8ft. | 10m/32.8ft. | 10m/32.8ft. |
| LOT COVERAGE (maximum) | 40% | 40% | 40% |

Note: These requirements are based upon each DWELLING UNIT being contained on its own individual LOT.

English (Canada) Accessibility Invariant

Additional Information

Date Listed October 19th, 2020
Days on Market 1643
Zoning Residential

Listing Details

Listing Office Century 21 Prime Realty (2002) Ltd.

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