

\$40,000 - 5012 50 Avenue, Benalto

MLS® #A2099861

\$40,000

0 Bedroom, 0.00 Bathroom,
Land on 0.07 Acres

NONE, Benalto, Alberta

An exciting and versatile piece of land with numerous possibilities for development. The features, such as a great view, nicely sloped terrain, and the potential for various permitted and discretionary uses, makes it a valuable and flexible property. Here are some potential ideas from the Benalto major area structure plan.

Single Detached Dwelling: Design and build a custom home that takes advantage of the beautiful mountain views and sunsets.

Consider eco-friendly and energy-efficient features to make the most of solar energy.

Accessory Building and Accessory Use: Explore constructing additional structures that complement the main dwelling, such as a guest house, workshop, or recreational space.

Home Business - Minor and Major: Utilize the property for a home-based business. This could range from a small-scale operation to a more significant business venture, depending on local regulations.

Public Utility: If feasible, consider contributing to the community by incorporating public utility features or services that could benefit both you and your neighbors.

Secondary Suite: Create a separate living space within your home or on the property that can be used as a rental unit, providing additional income or space for extended family members.

Solar Energy Devices: Take advantage of the property's solar potential by installing solar panels or other renewable energy systems to



reduce your environmental impact and potentially save on energy costs.

Discretionary Uses (Bed and Breakfast, Boarding Facilities, Social Care Facilities):

Explore the possibility of more unique ventures, such as a bed and breakfast, boarding facilities for animals, or social care facilities, keeping in mind any local regulations and permits required.

Signs: Strategically place signs to promote any businesses or services you may run from the property.

Remember to check with local zoning laws and regulations to ensure that your plans align with the permitted uses and that you obtain any necessary permits. Additionally, consulting with architects, builders, and local authorities can provide valuable insights and guidance on maximizing the potential of your versatile lot.

Essential Information

MLS® #	A2099861
Price	\$40,000
Sold Price	\$35,000
Bathrooms	0.00
Acres	0.07
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	5012 50 Avenue
Subdivision	NONE
City	Benalto
County	Red Deer County
Province	Alberta
Postal Code	T0M 0H0

Additional Information

Date Listed	January 4th, 2024
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Date Sold	February 1st, 2024
Days on Market	28
Zoning	DCD#7
HOA Fees	0.00

Listing Details

Listing Office Red Key Realty & Property Management

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