

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

MLS® #A1043540

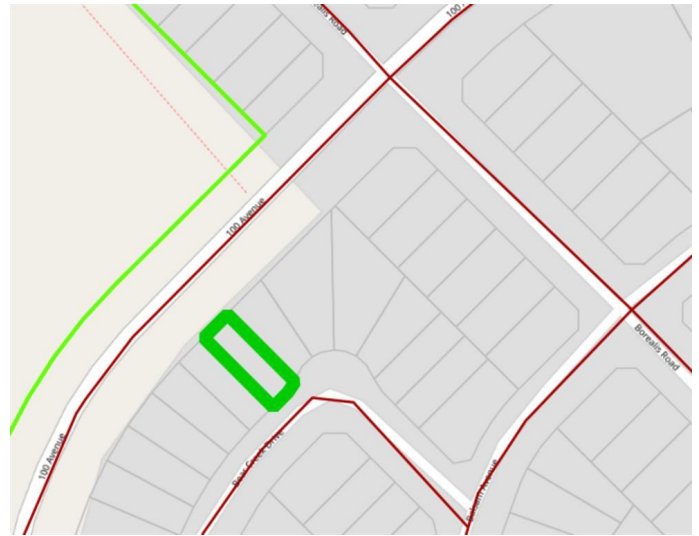
**\$42,750**

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 <sup>2</sup> /3,552sq ft.	233m <sup>2</sup> /2,507sq ft.	834m <sup>2</sup> /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 <sup>2</sup> /968sq ft.	75m <sup>2</sup> /807sq ft.	110m <sup>2</sup> /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	1629
Zoning	Residential

## **Listing Details**

Listing Office	Century 21 Prime Realty (2002) Ltd.
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