

## \$175,000 - 24 54569 Rge Road 215, Josephburg

MLS® #E4412120

**\$175,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Josephburg, Josephburg, AB

Permitted uses include single-family dwellings, making it an ideal spot for a custom home with rural privacy while still being close to local amenities. Accessory buildings such as workshops or garages can complement a primary residence, which is great if you are looking for flexibility in building on the land. There are also discretionary uses available under RH zoning ;for example, options for home-based businesses allow for minor or intermediate home operations, which can cater to individuals interested in setting up small-scale, rural-based enterprises. Other discretionary uses include agriculture-related businesses, recreational vehicle storage, and even bed and breakfast operations. This range of uses makes it ideal for buyers wanting to combine a residential lifestyle with entrepreneurial opportunities on-site. This property combines the tranquility of rural living with flexible development potential, making it a unique investment opportunity in a growing area!



### Essential Information

MLS® #	E4412120
Price	\$175,000
Bathrooms	0.00
Acres	0.00

Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	24 54569 Rge Road 215
Area	Josephburg
Subdivision	Josephburg
City	Josephburg
County	ALBERTA
Province	AB
Postal Code	T8L 4B9

### Exterior

Exterior Features	Flat Site
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### Additional Information

Date Listed	October 30th, 2024
Days on Market	241
Zoning	Zone 60

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Listing information last updated on June 28th, 2025 at 4:32am MDT