

# \$45,000 - 213 Main, Special Areas No. 2

MLS® #A2250932

**\$45,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2.80 Acres

NONE, Special Areas No. 2, Alberta

Opportunity awaits you in the quiet hamlet of Scotfield with this 2.8-acre serviced property, offering endless potential for development or investment. Located just off the highway and only 30 minutes to Hanna, this parcel provides both privacy and convenience.

The property includes a house, currently uninhabitable(sold as-is) but the power, natural gas, water, and septic are already in place a major value-add for anyone looking to build or place a modular home.

With open space, mature trees, and excellent access to main roads, this property is perfect for those seeking a rural lifestyle with close proximity to town amenities.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2250932         |
| Price     | \$45,000         |
| Bathrooms | 0.00             |
| Acres     | 2.80             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |          |
|-------------|----------|
| Address     | 213 Main |
| Subdivision | NONE     |

|             |                     |
|-------------|---------------------|
| City        | Special Areas No. 2 |
| County      | Special Area 2      |
| Province    | Alberta             |
| Postal Code | T0J 3P0             |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Few Trees, Native Plants, Pasture |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | HG                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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