

# \$39,900 - 409 Canyon Court, Stavely

MLS® #A2200335

**\$39,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

NONE, Stavely, Alberta

This spacious residential lot in Stavely, zoned RAC-2, presents a fantastic opportunity in a wonderful small community along Highway 2. One of the few lots in this area with back alley access and the potential for a walk-out basement, it offers great flexibility for your future home. Stavely is just approximately an hour from both Calgary and Lethbridge, combining small-town charm with essential amenities such as a K-6 elementary school, golf course, community hall, public camping, walking paths, arena, post office, bank, and more. Surrounded by beautiful prairie landscapes to the east and foothills to the west, the area is perfect for outdoor enthusiasts, offering excellent camping, fishing, and hiking opportunities. Two adjoining lots are also available for sale (MLS #A2200333 & A2200330).



## Essential Information

MLS® #	A2200335
Price	\$39,900
Bathrooms	0.00
Acres	0.15
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	409 Canyon Court
---------	------------------

Subdivision	NONE
City	Stavely
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	29
Zoning	RAC2

### **Listing Details**

Listing Office	Lively Realty Ltd.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.