

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

---

MLS® #A2200335

**\$39,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

NONE, Stavelly, Alberta

This spacious residential lot in Stavelly, 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. Stavelly 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 1Z0                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 40               |
| Zoning         | RAC2             |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.