



## Residential Client Full w/photos

**Lot 1 25TH Street, Grand Forks, V0H 1H0**

MLS® #: **2395878**  
 Zone: **Grand Forks**

Status: **Active**  
 Sub Area: **Grand Forks**

PID: **009-497-820**

Price: **\$174,900**  
 ADOM: **365**



General Information

Prop Type: **Lots and Acreages**  
 Type Dwell: **Acreage**  
 Style/Story:

Year Built:  
 Yr Blt Dsc:  
 Shop/Den: **-/No**

Layout

Beds:  
 Full Baths:  
 Half Baths:  
 En Suite:  
 Ttl Baths:

Finished Floor Area

Main:  
 Above Main:  
 Below Main:  
 Basement:  
 Total: **0**

Lot Information

Frontage: **240**  
 Depth: **620**  
 Irregular: **Yes**  
 Acres: **3.73**  
 Wtr Frnt:  
 Wtr Infl:  
 View:

Parking

Prk Cov: **RV Park:**  
 Prk Uncov: **Add Prk:**  
 Prk Spcs: **Carpport:**  
 Grg Opt:  
 Grg Dsc:

Features

Rentals:  
 Fireplace:  
 Construct:  
 Foundation:  
 Exterior Fin:  
 Water: **Municipal**  
 Fencing:  
 Pool Type:

B&B: **No**      Pets:  
 Bsmt:  
 Roof:  
 Suites Dsc:  
 Heat/Cool:  
 Fuel:  
 Outside Area:  
 Sewage: **Other (See Remarks)**

Finance/Tax

Native Res: **No**      LR Owner: **No**  
 Title Held: **Freehold**      Terms Sale:  
 Trades:  
 Legal Dsc: **LOT 1, PL 11391, DL 533, LD 54 - see remarks for add'l legal description**

Taxes: **\$901.00**      Tax Yr: **2013**  
 Court Sale: **No**

Lots And Acreages

Roads: **Paved**      # Parcels:  
 Access: **Public Road**      # Titles:  
 Pros Discl: **Other (See Remarks)**

Ar Cleared:  
 Ar Cultivat:  
 Ar Treed:  
 Ar Cover:  
 Tree Rmv:  
 Restrict:

Utilities

Cable TV: **Available**      Power: **Available**      Phone: **Available**      Hookup:  
 Gas: **Available**      Sewer: **No Sewer**      Water: **Available**

Remarks

Dtl Loc: **Phone Listing Agent**  
 Pub Rmks: **Rare small Acreage in city limits. Zoned R-4 one Single family dwelling or one two family dwelling or one mobile home all allowed. Kennels allowed. Build your dream home, lots of space and room for that shop etc... Plenty of land for a well and septic. Phone your REALTOR® today!**





Information Deemed Reliable But Cannot Be Guaranteed

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