

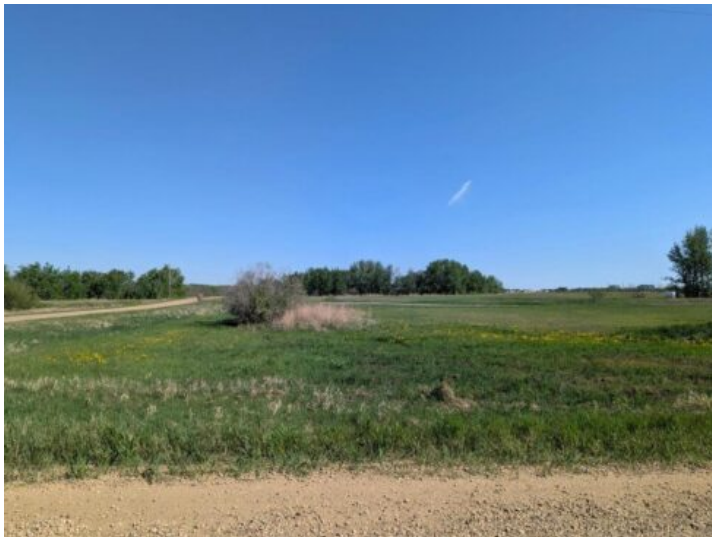


GRASSROOTS
REALTY GROUP

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On Range Road 212
Rural Camrose County, Alberta

MLS # A2315648



\$197,000

Division: NONE

Lot Size: 2.62 Acres

Lot Feat: -

By Town: Camrose

LLD: 2-47-21-W4

Zoning: CR-2

Water: None

Sewer: -

Utilities: -

Build your dream country estate on this prime 2.62-acre corner lot, perfectly situated in Camrose County just a five-minute drive from the heart of the city. This exceptional property offers the ultimate blend of rural serenity and modern accessibility, located only 1.5 kilometers off the pavement to ensure a smooth, clean arrival home while remaining within an easy commuting distance of Wetaskiwin, Beaumont, Leduc, and Nisku. As a versatile blank canvas for your custom architectural vision, the land comes ready for development with natural gas already at the property line and a power pole conveniently located nearby, significantly streamlining your build process. Whether you're looking to escape the hustle of the city or establish a permanent family legacy, this spacious corner parcel provides the rare opportunity to enjoy wide-open views and quiet country living without sacrificing the convenience of nearby urban amenities.