



GRASSROOTS
REALTY GROUP

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**3706 50 Street
Camrose, Alberta**

MLS # A2327144



\$2,100,000

Division:	Creekview		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,276 sq.ft.	Age:	1937 (89 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage		
Lot Size:	5.21 Acres		
Lot Feat:	Lawn, No Back Lane, Open Lot, Treed		

Heating: Baseboard, Boiler, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: French Door, Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Sheds x 2

A once-in-a-generation opportunity awaits in the heart of Camrose. Discover 5.21 acres of exceptional land offering limitless possibilities. Hidden behind a breathtaking mature tree-lined driveway and backing onto the scenic river valley with no neighbours behind, this remarkable property offers the perfect blend of privacy, natural beauty and convenience—just minutes from downtown shopping, schools, the hospital, churches and parks. The true value lies in the land itself. Build the luxury estate you've always envisioned in one of Camrose's most desirable settings. Imagine your dream home surrounded by mature trees, expansive green space and peaceful valley views. A heated and insulated triple detached garage is already in place, adding immediate functionality and flexibility. You can live in the home as is while you build your dream home, turn it into a guest house or move it off the land to build your dream home. For investors and developers, the property also offers preliminary City support for a future multi-lot development concept (subject to all required municipal approvals and servicing requirements). Properties of this size, location and potential rarely become available within the City of Camrose. This is more than just a parcel of land—it's an opportunity to create a legacy.