



GRASSROOTS
REALTY GROUP

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19515 TWP RD 452
Rural Camrose County, Alberta

MLS # A2337486



\$1,535,000

Division:	NONE		
Cur. Use:	Grazing, Pasture, See Remarks		
Style:	1 and Half Storey		
Size:	1,205 sq.ft.	Age:	-
Beds:	4	Baths:	1 full / 1 half
Garage:	-		
Lot Size:	174.68 Acres		
Lot Feat:	Brush, Lake, Pasture, Rolling Slope		

Heating:	Central	Water:	Well
Floors:	-	Sewer:	Open Discharge, Septic System
Roof:	Asphalt Shingle	Near Town:	Camrose
Basement:	-	LLD:	7-45-19-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	-		

Major Use: Mixed, Pasture, Recreational

Rare and amazing opportunity to own 174.68 acres of waterfront land along Dried Meat Lake, offering beautiful lake views, pasture, treed slopes leading to the water's edge, and a private treed yard site. The property features a 4-bedroom, 1.5-bathroom home moved onto the site around 1959, with an addition and upgrades completed in 1986. The yard includes sheds and storage buildings, along with a fenced pasture suitable for cattle grazing. The home is equipped with a high-efficiency furnace, a newer well pump, and a pressure tank. Located adjacent to Tillicum Beach, which has a boat launch, the property offers potential for future development. Whether you are looking to build, develop, graze livestock, or simply enjoy the natural beauty and recreational opportunities, this unique waterfront property offers exceptional potential.