



GRASSROOTS
REALTY GROUP

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4;23;14;6; SW
Carmangay, Alberta

MLS # A2129873



\$330,000

Division: NONE

Lot Size: 22.39 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: CR

Water: -

Sewer: -

Utilities: -

Discover the unparalleled potential of this expansive 22.39-acre parcel of raw land, a canvas awaiting your vision! Nestled north of Carmangay and just a stone's throw from Highway 23, this property presents an idyllic setting for your dream build, surrounded by breathtaking views of the valley and mountains. What sets this land apart is the enchanting Little Bowl River that meanders through the southwest corner, adding a touch of natural serenity and picturesque beauty to the property. Ease of access is a highlight, with utilities conveniently nearby, ready to be connected to bring your vision to life. Access is seamless via Camp Kitchen Road, leading directly to the property. This path, owned by the seller, is easily navigable by truck or on foot, guiding you through an opening in the fenced boundary to reveal the property in all its glory. Boundaries are marked, with a powerline delineating the west side and an existing fence line indicating the southern edge, while the eastern boundary is defined by Highway 23, tapering to a distinctive triangle to the north. For a detailed perspective, aerial shots are available in the listing, offering a bird's eye view of the property's layout and boundaries. Fully fenced for your convenience, this parcel of land boasts excellent highway access, ensuring Carmangay and Champion's amenities are just minutes away. Whether you dream of building a tranquil homestead, creating a haven for horses, or pursuing another vision, this property offers the perfect blend of accessibility, natural beauty, and potential. Don't miss the opportunity to make this serene and picturesque parcel your own.