



**GRASSROOTS**  
REALTY GROUP

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**138, 44101 214 Range**  
**Rural Camrose County, Alberta**

**MLS # A2216164**



**\$244,900**

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**Division:** Little Beaver Lake Estates

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**Lot Size:** 15.81 Acres

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**Lot Feat:** -

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**By Town:** Ferintosh

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**LLD:** 4-44-21-W4

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**Zoning:** Lake Resort

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**Water:** None

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**Sewer:** -

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**Utilities:** -

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This beautiful 15.81 acres of land is set in the relaxing resort community of Little Beaver Lake Estates in Camrose County. This is your opportunity to own one of the largest parcels of residential land in the community right across the road from Little Beaver Lake with access. Perfect to build your dream home or cottage, invest or just enjoying a camping getaway with plenty of space for your toys and machines. This property is fully fenced and gated with utilities at the lot line. Approximately half the land is forested with pathways and a pond along with a camper stove and stable. The balance of the land is rolling and cleared with excellent building spots. Tranquility and Privacy but still only about 15-25 minutes from communities for schooling, shopping and basic necessities. Amazing value with this perfectly set up property - Come take a look and envision your future.