



GRASSROOTS
REALTY GROUP

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**Lot 37, 5512 48A Street
Bentley, Alberta**

MLS # A2217810



\$65,900

Division: NONE

Lot Size: 0.04 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R2

Water: -

Sewer: -

Utilities: -

Discover the perfect place to build your dream home in the new, "Sunset Heights Subdivision," of the Town of Bentley. These residential lots offer picturesque views of the Blindman Valley and Medicine Hills and allow you to enjoy a serene small-town atmosphere, ideal for family living, where you can get to know your neighbor. Located near Gull Lake, 18km from Sylvan Lake, and 24km to Lacombe, you'll have easy access to , swimming, boating, and camping as well as larger community amenities in proximity such as hospital, and extensive shopping. Bentley's boutique shops, grocery store and K-12 school in town, will meet your daily needs. Bike or walk the 3.5km paved path to Aspen Beach Provincial Park or the 4.5 km paved path to Sandy Point Beach, Campground and Boat Launch. Enjoy the vibrant community spirit with facilities such as a skating and hockey rink, curling rink, playgrounds, and major community events such as the annual Bentley Rodeo or the Farmers Market. Each lot is fully serviced to the lot line with water, sewer, 200-amp power services, gas, phone, and cable. Enjoy the convenience of paved streets, curbs, and gutters in this charming well-equipped neighborhood. Come find out why they call Bentley "The Place to Be."