



**GRASSROOTS**  
REALTY GROUP

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On Township Road 470  
Rural Camrose County, Alberta

MLS # A2262502



**\$175,000**

**Division:** NONE

**Lot Size:** 2.62 Acres

**Lot Feat:** -

**By Town:** Camrose

**LLD:** 2-47-21-W4

**Zoning:** CR-2

**Water:** None

**Sewer:** -

**Utilities:** -

Discover the perfect opportunity to build your dream home on this beautiful 2.62-acre treed lot and newly excavated pond, ideally located just minutes from Camrose. This spacious property offers the peace and privacy of country living while keeping you close to all the amenities and conveniences of the city. With plenty of room for a custom home, shop, and outdoor living space, this parcel provides endless possibilities to create the lifestyle you've always wanted. Enjoy the quiet surroundings and easy access to schools, shopping, and recreation — all from your very own slice of Alberta countryside.