



GRASSROOTS
REALTY GROUP

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**102, 46520 Range Road 213
Rural Camrose County, Alberta**

MLS # A2282517



\$204,900

Division: McNary Hills Estates

Lot Size: 3.00 Acres

Lot Feat: -

By Town: Bittern Lake

LLD: 33-46-21-W4

Zoning: CR

Water: None

Sewer: -

Utilities: -

Wake up to glowing sunrises and unwind with wide open sunsets on this exceptional 3 acre parcel in the sought after McNary Estates. With pavement right to your driveway and the rare option of connecting to city water, this is acreage living without the usual compromises. The generous lot offers a prime building site and plenty of room to create the outdoor space you have always imagined, whether that means gardens, a shop, or space to roam. Perfectly positioned along Highway 13, commuting is simple and convenient with Camrose just minutes away, Wetaskiwin within easy reach, and Leduc under 40 minutes. This is your opportunity to build your dream home in a peaceful country setting while staying connected to everything you need.