

\$420,000 - Sw-18-41-20-w4 Range Road 210, Rural Camrose County

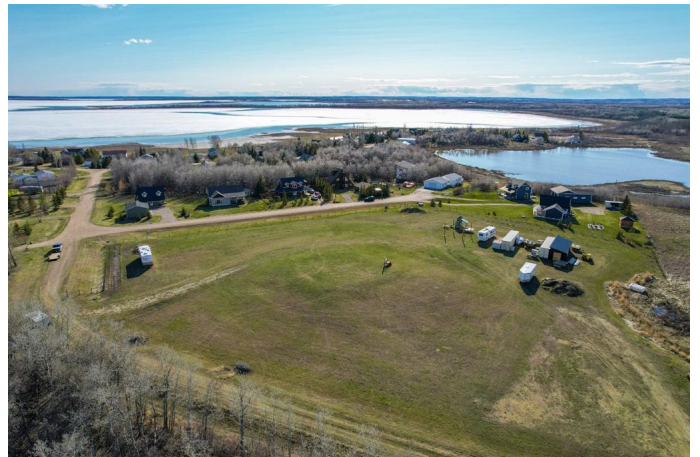
MLS® #A2216015

\$420,000

0 Bedroom, 0.00 Bathroom,
Land on 3.49 Acres

Braseth Beach, Rural Camrose County,
Alberta

WELCOME TO ALBERTA! Unique opportunity to own a large 3.49 acre lot within the private gated community of Braseth Beach, while not being part of Braseth Beach. This means no condo fees or condominium building restrictions. There is full access to the lot and lake through the Braseth Beach private road, via easements that are on title. A development permit is in place to build a 50' x 80' barndominium (house + shop) with power already on the property! substantial earthwork has been done, with a large hill constructed to accommodate a house with a walk-out basement and to put you high enough with the right design to see the water! Large pad at the back of the lot to accommodate a shop/garage, Natural gas service is paid for (Chain Lakes Gas Co-Op) and can be run to the property when ready. There is great aquifer at 140' +/- and a well is approved should a new owner want to drill one. New seacan last year with doors on both ends. Sewer tie-in point ran to the edge of the property (would need to tie into the main Braseth Beach sewer system) or you'll have the option of your own sewer system. Barbed wire fence around the perimeter of the lot, with trees to the east, farmland to the north and water to the south! Lots of trees have been planted the past two years, including: 70' +/- towering poplars, 40 +/- spruce, 8 cherry, 4



peach, 3 apple, 120â€™ of raspberries, 60â€™ of haskaps and last but not least, a 150â€™ zipline for the kids! Buffalo Lake is Alberta's largest lake south of Edmonton, offers amazing power sports, swimming and fishing.

Essential Information

MLS® #	A2216015
Price	\$420,000
Bathrooms	0.00
Acres	3.49
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	Sw-18-41-20-w4 Range Road 210
Subdivision	Braseth Beach
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

Additional Information

Date Listed	April 30th, 2025
Days on Market	6
Zoning	Lake Resort

Listing Details

Listing Office	Alberta Realty Inc.
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