

# \$96,900 - Lot 45, 5607 48a Streetclose, Bentley

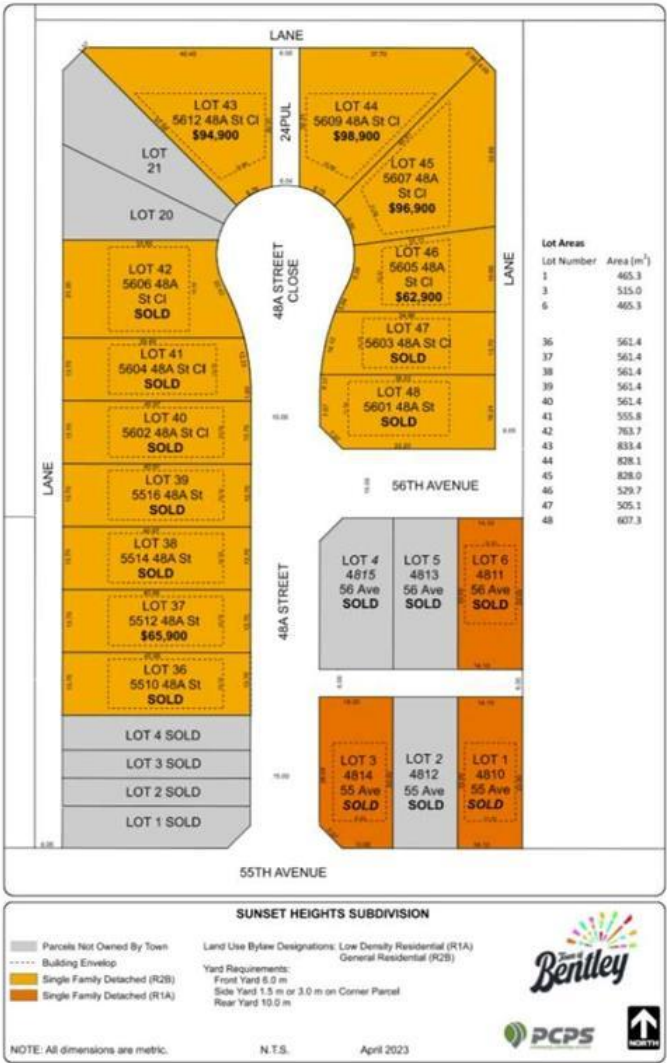
MLS® #A2220654

**\$96,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.67 Acres

NONE, Bentley, Alberta

Discover the perfect place to build your dream home in the new, “Sunset Heights Subdivision,” in 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 24 km to Lacombe, you™ll have easy access to swimming, boating, and camping as well as larger community amenities in proximity such as the 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.”



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2220654         |
| Price     | \$96,900         |
| Bathrooms | 0.00             |
| Acres     | 0.67             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | Lot 45, 5607 48a Streetclose |
| Subdivision | NONE                         |
| City        | Bentley                      |
| County      | Lacombe County               |
| Province    | Alberta                      |
| Postal Code | T0C 0J0                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 166            |
| Zoning         | R2             |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal Lepage Network Realty Corp. |
|----------------|-----------------------------------|

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