

**4;20;47;11;SW&4;20;47;2 833 HWY NORTH  
Camrose, Alberta**

**MLS # A2046357**



**\$4,800,000**

<b>Division:</b>	Sparling
<b>Lot Size:</b>	152.00 Acres
<b>Lot Feat:</b>	-
<b>By Town:</b>	-
<b>LLD:</b>	11-47-20-W4
<b>Zoning:</b>	UR
<b>Water:</b>	Other
<b>Sewer:</b>	None
<b>Utilities:</b>	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

Amazing Development Potential!! Power is at the lot line and city water is at the road. This 152 Acre Property is located within the City limits. Camrose is approximately 1 hour from Edmonton and 45 minutes from the Edmonton International Airport. The City of Camrose has a positive growth rate and with the population just under 20,000 and steadily increasing the future development possibilities are endless. The city has that small town feeling with its beautiful downtown core and unique shops and restaurants but also has the big City amenities such as the University of Alberta (Augustana Campus), big box stores for all your shopping needs, and an industrial East end. There are many activities to attract families to Camrose including walking trails, bike paths, hockey (Camrosians love their Kodiaks and Vikings), figure skating, dance, a new gymnastics club, skiing, the newly updated aquatic center complete with spray park, several ball diamonds and soccer fields. If you are looking for the next big development project, this may be the perfect parcel for you.