# \$4,800,000 - 4;20;47;11;sw&4;20;47;2 833 Hwy North, Camrose

MLS® #A2046357

\$4,800,000

0 Bedroom, 0.00 Bathroom, Land on 152.00 Acres

Sparling, Camrose, Alberta

Amazing Development Potential!! Power is at the lot line and city water is at the road. This 152 Acre Property is located with in the City limits. Camrose is approximately 1 hour from Edmonton and 45 minutes from the Edmonton International Airport. The City of Camrose has 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 (Camrosian's love their Kodiaks and Vikings), figuring 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 the perfect parcel for you.







#### **Essential Information**

MLS® # A2046357
Price \$4,800,000

Bathrooms 0.00 Acres 152.00 Type Land

Sub-Type Residential Land

Status Active

### **Community Information**

Address 4;20;47;11;sw&4;20;47;2 833 Hwy North

Subdivision Sparling
City Camrose
County Camrose
Province Alberta
Postal Code T4V 4Z8

#### **Amenities**

Utilities Electricity at Lot Line, Natural Gas at Lot Line, Water At Lot Line

#### **Additional Information**

Date Listed May 4th, 2023

Days on Market 896 Zoning UR

## **Listing Details**

Listing Office Royal Lepage Rose Country Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.