

# \$1,275,000 - On Range Road 10, Rural Camrose County

MLS® #A2169752

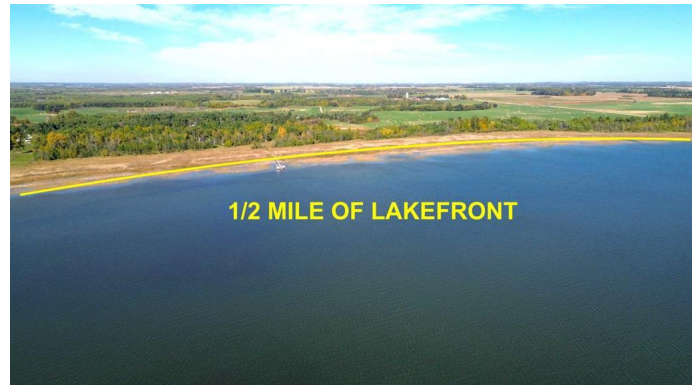
**\$1,275,000**

0 Bedroom, 0.00 Bathroom,  
Land on 139.04 Acres

NONE, Rural Camrose County, Alberta

Introducing an incredible opportunity: a stunning 139-acre lakefront quarter section on the highly sought-after Buffalo Lake, featuring south-facing building options that provide breathtaking views and abundant sunshine. This untouched gem is a rare find, offering the potential for subdivision and endless possibilities. This property boasts a perfect blend of highly productive farmland, lush trees, and vibrant wildlife, making it an ideal setting for your dream getaway or investment. With approximately 100 acres of arable, cultivated land, you can explore agricultural ventures while enjoying the tranquility of nature. Imagine your future at this one-of-a-kind property, complete with existing campsite areas and water wells, ready for you to create unforgettable memories with family and friends. The unlimited potential here encompasses investment opportunities, recreation, and farming—all in one picturesque location.

Conveniently situated just 10 minutes from Bashaw and adjacent to Braseth Beach, this property offers an exceptional central location for easy access between Calgary and Edmonton. Don't miss out on the chance to own a piece of paradise that combines natural beauty with endless opportunities. \$2,740.00 Annual surface lease revenue.



## Essential Information

MLS® #	A2169752
Price	\$1,275,000
Bathrooms	0.00
Acres	139.04
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	On Range Road 10
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

## Amenities

Is Waterfront	Yes
Waterfront	Lake Front

## Exterior

Lot Description	Lake, Views, Waterfront
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## Additional Information

Date Listed	October 1st, 2024
Days on Market	200
Zoning	AG

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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