

**Township Road 440
Rural Camrose County, Alberta**

MLS # A2238588



\$224,000

Division:	NONE
Lot Size:	29.27 Acres
Lot Feat:	Cleared, Creek/River/Stream/Pond, Few Trees, Private
By Town:	Ferintosh
LLD:	33-43-21-W4
Zoning:	AG
Water:	None
Sewer:	-
Utilities:	-

Escape to the quiet heart of the countryside, where just under 30 acres of unspoiled Alberta landscape await your vision. With Little Beaver Lake and Red Deer Lake nearby, this private haven features a serene pond that mirrors the open sky, while mature trees along the southern edge create a natural sanctuary of wind-sheltered seclusion. Two exceptional building sites offer sweeping views and endless possibility, inviting you to craft the homestead or country retreat you've always imagined. With no services in place, this is a true blank canvas—perfect for those dreaming of off-grid living, sustainable design, or simply the freedom to build exactly as they wish. Ideally located just 30 minutes from Camrose and only 15 minutes to Bashaw, with easy access to the charm of Ferintosh and the lakes that define the area, this parcel balances rural privacy with the convenience of nearby communities. Let the hush of prairie winds, the quiet glow of dusk on water, and the promise of wide-open space inspire your plans for a life lived closer to the land. Sellers would consider installing services prior to closing.