

317 Minnewaukan Road
Tillicum Beach, Alberta

MLS # A2238725



\$110,000

Division: Tillicum Beach

Lot Size: 0.10 Acre

Lot Feat: Back Lane, Cleared, Lawn, Open Lot, Rectangular Lot, Rolling Slope, Se

By Town: -

LLD: -

Zoning: RES

Water: -

Sewer: -

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

Lakeview Escape at Tillican Beach, Dried Meat Lake – Near Camrose, Alberta Location & Setting Welcome to Tillican Beach on Dried Meat Lake, just minutes from Camrose. This hidden gem offers the perfect blend of peaceful lakeview living and year-round recreation. Whether you’re looking for a weekend getaway spot or a place to build your dream cabin or perfect home away from home, this property provides the ideal setting. Lot & Land Features Spacious lot with plenty of room to bring your camper today or start planning your dream build. Easy year-round access with maintained roads. Services such as power and gas are at the property line, offering convenience for seasonal use or permanent builds. Recreational Amenities & Activities Summer fun on the water: boating, tubing, wakeboarding, and water skiing. Excellent fishing opportunities, including ice fishing in the winter. Winter recreation includes snowmobiling (skidooing), cross-country skiing, and lakeside skating. Scenic year-round views—sunrises over the lake, cozy evenings by the fire, and the wide-open beauty of Alberta skies. Tillican Beach provides a family-friendly atmosphere with picnic areas, green space, and direct lake access. Cabin / RV / Dream-Build Potential Perfect spot to park your RV or camper and start enjoying lake life immediately. Build your dream cabin or perfect home away from home—plenty of space and potential. Room for outdoor features like firepits, decks, and gathering areas. Why This Is Special Prime location: only a short drive from Camrose, making it perfect for weekend retreats or longer escapes. Active lifestyle: boating, fishing, water sports, and winter recreation all at your doorstep. Lasting value: a rare opportunity to secure a recreational lot in the sought-after Tillican Beach community.