

**SW-18-41-20-W4 Range Road 210
Rural Camrose County, Alberta**

MLS # A2262337



\$390,000

Division: Braseth Beach

Lot Size: 3.49 Acres

Lot Feat: -

By Town: Bashaw

LLD: 18-41-20-W4

Zoning: Lake Resort

Water: None

Sewer: -

Utilities: -

WELCOME TO ALBERTA! Unique opportunity to own a large 3.49 acre lot within the private gated community of Braseth Beach, while not being part of Braseth Beach. This means no condo fees or condominium building restrictions. There is full access to the lot and lake through the Braseth Beach private road, via easements that are on title. A development permit is in place to build a 50' x 80' barndominium (house + shop) with power already on the property! substantial earthwork has been done, with a large hill constructed to accommodate a house with a walk-out basement and to put you high enough with the right design to see the water! Large pad at the back of the lot to accommodate a shop/garage, Natural gas service is paid for (Chain Lakes Gas Co-Op) and can be run to the property when ready. There is great aquifer at 140' +/- and a well is approved should a new owner want to drill one. New seacan last year with doors on both ends. Sewer tie-in point ran to the edge of the property (would need to tie into the main Braseth Beach sewer system) or you'll have the option of your own sewer system. Barbed wire fence around the perimeter of the lot, with trees to the east, farmland to the north and water to the south! Lots of trees have been planted the past two years, including: 70' +/- towering poplars, 40' +/- spruce, 8 cherry, 4 peach, 3 apple, 120' +/- of raspberries, 60' +/- of haskaps and last but not least, a 150' +/- zipline for the kids! Buffalo Lake is Alberta's largest lake south of Edmonton, offers amazing power sports, swimming and fishing.