

**316 Niblock Street  
Bawlf, Alberta**

**MLS # A2076409**



**\$45,000**

Division: Bawlf

Lot Size: 0.24 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

Build your DREAM HOME on the OVERSIZE lot! No neighbours behind you mean the privacy and quiet of small town living is yours! Bawlf has a provincially acclaimed K-12 school, wonderful sports facilities and walking trails. The municipal amenities include a Recreation Center, Library, local Fire Hall, an ATB Agency, Country Store and an active Seniors Society. It is located 20 minutes from Camrose - which is the perfect distance to unwind on your drive home from work!