

**318 Niblock Street  
Bawlf, Alberta**

**MLS # A2076411**

**\$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!