

\$110,000 - 317 Minnewaukan Road, Tillicum Beach

MLS® #A2238725

\$110,000

0 Bedroom, 0.00 Bathroom,
Land on 0.10 Acres

Tillicum Beach, Tillicum Beach, Alberta

Vacant Lot at Tillicum Beach - Year-Round
Lake Living Awaits!

Build your dream home or getaway retreat on this vacant lot in the Tillicum Beach community, just a short walk from the shores of a popular year-round recreational lake. The sloped terrain makes it ideal for a walkout basement design, offering great potential for elevated views and natural light.

Located at the lake--but not lakefront--this property gives you easy access to all the fun without the waterfront price tag. Enjoy boating, kayaking, water skiing, and fishing in the summer, and when the seasons change, dive into ice fishing, snowmobiling, and winter adventures right from your neighborhood. All this is just 15 minutes from Camrose, with paved roads all the way to the lot--making it easily accessible in all seasons.



Essential Information

MLS® #	A2238725
Price	\$110,000
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	317 Minnewaukan Road
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Subdivision	Tillicum Beach
City	Tillicum Beach
County	Camrose County
Province	Alberta
Postal Code	T4V 2M9

Amenities

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

Exterior Features	Other
Lot Description	Back Lane, Lawn, Rectangular Lot, Standard Shaped Lot, Cleared, Open Lot, See Remarks, Rolling Slope

Additional Information

Date Listed	July 10th, 2025
Days on Market	61
Zoning	RES

Listing Details

Listing Office	Century 21 Leading
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