

# \$2,500,000 - 47066 Rr 203, Camrose

MLS® #E4401891

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Camrose, Camrose, AB

Prime Development Opportunity in Camrose, Alberta! Discover 127 acres (+/-) of Urban Reserve Prime Developable Land in the thriving City of Camrose, Alberta. This exceptional parcel offers approximately 115.8 acres (+/-) of prime land, perfectly situated on 68 Street (future ring road 66 Street) between Hwy 13 (48 Ave) and Range Road 472. Located directly across from Camrose Golf Course and near extensive commercial developments along Hwy 13 and 68 Street. Water and sanitary services are available on 68 Street, with oversized mains and a deep sanitary system (~6 meters), making this land ready for large-scale development. Ideal for residential, mixed-use, or commercial projects, with nearby amenities and the appeal of a prestigious golf course. Camrose is a sustainable city with a solid economic base, eager for new development to enhance its vibrant community. The seller offers a Vendor Take-Back (VTB) mortgage, providing a unique financing opportunity to meet the needs of developers. Don't Miss Out!



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4401891    |
| Price     | \$2,500,000 |
| Bathrooms | 0.00        |

|        |                 |
|--------|-----------------|
| Acres  | 0.00            |
| Type   | Land Commercial |
| Status | Active          |

### **Community Information**

|             |              |
|-------------|--------------|
| Address     | 47066 Rr 203 |
| Area        | Camrose      |
| Subdivision | Camrose      |
| City        | Camrose      |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T4V 1X3      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2024 |
| Days on Market | 215               |
| Zoning         | Zone 80           |

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Listing information last updated on March 15th, 2025 at 12:02am MDT