



## 21340 Hwy 617 , Rural Camrose County, Alberta - \$459,000



Main Photo

### Property Description

What an opportunity! Right on pavement just a few km East of HWY 21 and the Village of Hay Lakes you'll find this picturesque and private 2.42 acre property. Gated and fenced, the long driveway leads back to an immaculately kept 40 x 60 heated shop with 16' ceilings and (3) 12 x 14 steel craft overhead doors with commercial openers. The potential uses here are endless with overhead radiant heat and 220V power plus an 1800 sq ft concrete pad out front - a great set up for a variety of hobbies, trades or businesses! The zoning here is General AG, with a blank canvas to build a residence or hobby farm to keep a few animals. The location is tough to beat with an easy commute to Sherwood Park, Edmonton, Leduc, Nisku and Camrose - about half hour to YEG International airport- come see it today!

REALTOR Referral

  
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Courtesy Of: Coldwell Banker Battle River Realty

