



22280 Township road 454 , Rural Camrose County, Alberta - \$329,000



Main Photo

Property Description

Endless Potential on Acreage Shophouse Project with Stunning Views

Here's your chance to finish a dream property exactly the way you want it! This 70x30 shophouse-in-progress sits on a peaceful expanse of 7.66 acres, offering the kind of privacy and sunrise views you rarely find.

The heavy lifting is already underway! Framing is complete and insulation has begun. The shop side is 40x30 and features a massive 12x11 overhead door, providing easy access for vehicles, equipment, or your next big idea. With a generous footprint and its own utility room, this space is ideal for a home business, workshop, or studio.

At the back of the building, a framed-in 30x30 living space has been started with plans for a 2 bed, 1 bath plus kitchen and living area. A space like this gives you the option to move in while finishing construction or build your forever home elsewhere on the property. Live comfortably while enjoying the flexibility to



grow.

Outdoors, you'll find uninterrupted views of farm fields stretching for miles, where sunrises light up the sky and wildlife make frequent appearances. Despite the open views, the property offers a surprising amount of seclusion, you'll feel like you have the whole world to yourself.

Additional highlights: Septic holding tank installed, Permits and inspections have been followed throughout the build, 5 acres is currently farmed, Water not yet installed.

Whether you're dreaming of country living, a small business setup, or a bit of both, this property is bursting with opportunity. With the toughest part already started, the rest is up to you—bring your vision and make it your own.

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