

\$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, Rolling Slope, See Remarks, Standard Shaped Lot, Cleared, Open Lot

Additional Information

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

Listing Details

Listing Office	Century 21 Leading
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