

# \$349,000 - 22280 Township Road 454, Rural Camrose County

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MLS® #A2233516

**\$349,000**

0 Bedroom, 0.00 Bathroom,  
Land on 7.66 Acres

NONE, Rural Camrose County, Alberta

Endless Potential on Acreage Shophouse  
Project with Stunning Views

Hereâ€™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, youâ€™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, youâ€™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 youâ€”bring your vision and make it your own.

## Essential Information

MLS® #	A2233516
Price	\$349,000
Bathrooms	0.00
Acres	7.66
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	22280 Township Road 454
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 3L0

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	31
Zoning	AG

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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