

**301 Niblock Street
Bawlf, Alberta****MLS # A2221999****\$29,900****Division:** Bawlf**Lot Size:** 0.17 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** R1**Water:** -**Sewer:** -**Utilities:** -

A wonderful 70-foot fronting residential lot awaits your plans to build in the peaceful community of Bawlf. Located within a short 20-minute commute to Camrose and adjacent to established neighbors with newer built homes. Among the amenities you are sure to treasure are the highly regarded K-12 school, Library, Community Centre, C-store, and facilities for sporting activities. Priced competitively to provide great value and freedom to build with no stated timeline constraints. An opportunity not to be missed!