

**44101 Range Road 214  
Ferintosh, Alberta**

**MLS # A2231408**



**\$74,900**

**Division:** Ferintosh

**Lot Size:** 0.49 Acre

**Lot Feat:** -

**By Town:** Ferintosh

**LLD:** 4-44-21-W4

**Zoning:** LR

**Water:** -

**Sewer:** -

**Utilities:** Electricity

ESCAPE the hustle and bustle to discover your piece of PARADISE at LITTLE BEAVER LAKE, just 0.6 miles from FERINTOSH and a short 20 minute drive south of CAMROSE!! Nestled on 0.49 ACRES of SERENE LAKEFRONT property, this hidden GEM awaits on a QUIET PRIVATE cabin road with STUNNING VIEWS and power already in place. For the OUTDOOR enthusiast, Little Beaver Lake offers a HAVEN with a diverse array of wildlife and endless opportunities for exploration. Situated conveniently off Highway 611 on Range Road 214, this BEAUTIFULLY treed property is primed and ready for your DREAM HOME to become a reality. Whether you choose to make this TRANQUIL setting your permanent residence or an idyllic getaway, you'll find plenty to enjoy just 40 minutes from Edmonton International Airport. Activities abound, from hiking and birdwatching to leisurely electric motor boating, canoeing, paddle boating, and kayaking. Don't miss the BREATHTAKING SUNSETS that paint the sky over Little Beaver Lake each evening. While the lake is known for its TRANQUILITY and RECREATIONAL CHARM, please note that it is a non-fishing lake with no water or septic currently available on the property. Experience the RELAXATION and PEACE that await you at Little Beaver Lake. Schedule a visit today and envision the possibility for yourself in this truly remarkable setting. Your LAKESIDE RETREAT is ready – don't miss out on this EXTRAORDINARY opportunity!!