

**317 Minnewaukan Road  
Tillicum Beach, Alberta**

**MLS # A2238725**



**\$110,000**

**Division:** Tillicum Beach

**Lot Size:** 0.10 Acre

**Lot Feat:** Back Lane, Cleared, Lawn, Open Lot, Rectangular Lot, Rolling Slope, Se

**By Town:** -

**LLD:** -

**Zoning:** RES

**Water:** -

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Lakeview Escape at Tillican Beach, Dried Meat Lake &ndash; Near Camrose, Alberta Location & Setting Welcome to Tillican Beach on Dried Meat Lake, just minutes from Camrose. This hidden gem offers the perfect blend of peaceful lakeview living and year-round recreation. Whether you&rsquo;re looking for a weekend getaway spot or a place to build your dream cabin or perfect home away from home, this property provides the ideal setting. Lot & Land Features Spacious lot with plenty of room to bring your camper today or start planning your dream build. Easy year-round access with maintained roads. Services such as power and gas are at the property line, offering convenience for seasonal use or permanent builds. Recreational Amenities & Activities Summer fun on the water: boating, tubing, wakeboarding, and water skiing. Excellent fishing opportunities, including ice fishing in the winter. Winter recreation includes snowmobiling (skidooing), cross-country skiing, and lakeside skating. Scenic year-round views&mdash;sunrises over the lake, cozy evenings by the fire, and the wide-open beauty of Alberta skies. Tillican Beach provides a family-friendly atmosphere with picnic areas, green space, and direct lake access. Cabin / RV / Dream-Build Potential Perfect spot to park your RV or camper and start enjoying lake life immediately. Build your dream cabin or perfect home away from home&mdash;plenty of space and potential. Room for outdoor features like firepits, decks, and gathering areas. Why This Is Special Prime location: only a short drive from Camrose, making it perfect for weekend retreats or longer escapes. Active lifestyle: boating, fishing, water sports, and winter recreation all at your doorstep. Lasting value: a rare opportunity to secure a recreational lot in the sought-after Tillican Beach community.