

**4807 B 47 Street  
Camrose, Alberta****MLS # A2266492****\$82,000****Division:** Downtown Camrose**Lot Size:** 0.11 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** R2**Water:** -**Sewer:** -**Utilities:** -

Two side-by-side residential lots perfectly situated in the heart of Camrose, offering ideal potential for a duplex, house, or future development. Whether you're a builder, investor, or buyer looking to create your dream home, these lots provide an excellent chance to build in a desirable, vibrant neighborhood. Enjoy unbeatable access to all amenities, including shopping, schools, and parks, with the convenience of downtown living. Don't miss this rare opportunity to capitalize on a property with strong development potential in one of Camrose's most walkable areas!