

\$110,000 - 317 Minnewaukan Road, Tillicum Beach

MLS® #A2238725

\$110,000

0 Bedroom, 0.00 Bathroom,
Land on 0.10 Acres

Tillicum Beach, Tillicum Beach, Alberta

Lakeview Escape at Tillican Beach, Dried
Meat Lake " 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'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"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—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.

Essential Information

MLS® #	A2238725
Price	\$110,000
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	317 Minnewaukan Road
Subdivision	Tillicum Beach
City	Tillicum Beach
County	Camrose County
Province	Alberta
Postal Code	T4V 2M9

Amenities

Utilities	Electricity at Lot Line, Natural Gas at Lot Line
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Exterior

Exterior Features	Other
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Lot Description	Back Lane, Lawn, Rectangular Lot, See Remarks, Cleared, Open Lot, Rolling Slope, Standard Shaped Lot
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Additional Information

Date Listed	July 10th, 2025
Days on Market	119
Zoning	RES

Listing Details

Listing Office	Century 21 Leading
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