

FOR SALE - RESIDENTIAL  
**5800 block Valleyview Drive**



**\$1,045,000.00**

**Street Address** 4330 43 Street

**Lot** 65, **Block** 2, **Plan** 1623669

**Neighborhood** Valleyview

**Sector** West

**Current Zoning** UR- Urban Reserve

**Future Zoning** R2- Mixed Use Residential

**Land Area** 1.9 acres (0.77 ha)

**Buildings** None

**Development** Greenfield

**Estimated Taxes** \$8,438.89/year

**Environmentally Sensitive Areas** None

**Restrictive Covenants** None

**Encumbrances** None

### Details

Residential development opportunity in Valleyview! Valleyview is one of the fastest growing communities in the City of Camrose! This incredible location backs onto a small lake. Walking trails connect the lake and river valley.

## Contact

Community Development

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[www.camrose.ca/landforsale](http://www.camrose.ca/landforsale)

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## The City

Located near the paved, mixed-use pedestrian trails, this fantastic location is walking distance from several parks and the river valley trail system that serves as a year round playground for outdoor enthusiasts. This neighborhood is only 500 metres from a new high school scheduled to be completed in 2024.

Camrose is a city alive with activity. The diverse and thriving arts and culture scene offers entertainment and creative opportunities all year round. Two live production theatres host unique performances, providing a stage for everyone from local artisans to professional touring companies.

