

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

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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 |
|-----------|--------------------------------------------------|

Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Lawn, Rectangular Lot, See Remarks, Cleared, Open Lot, Rolling Slope, Standard Shaped Lot |
|-----------------|------------------------------------------------------------------------------------------------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 77              |
| Zoning         | RES             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Leading |
|----------------|--------------------|

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