

# \$62,900 - Lot 46, 5605 48a Streetclose, Bentley

MLS® #A2200306

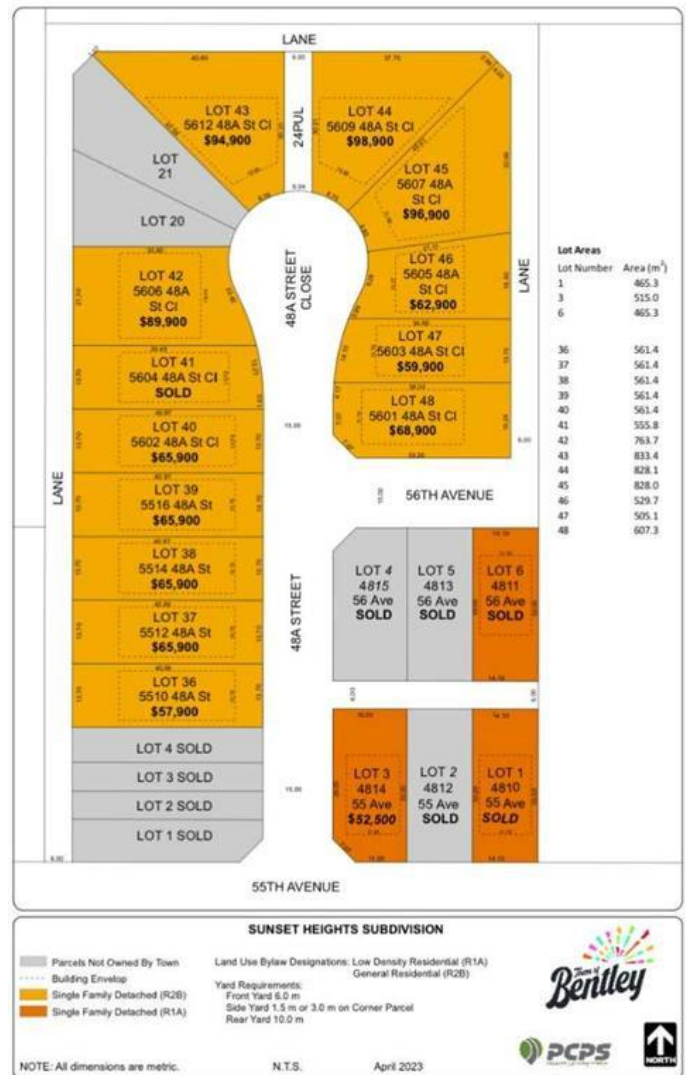
**\$62,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.13 Acres

NONE, Bentley, Alberta

Discover the perfect place to build your dream home in the new, "Sunset Heights Subdivision," of the Town of Bentley. These residential lots offer picturesque views of the Blindman Valley and Medicine Hills and allow you to enjoy a serene small-town atmosphere, ideal for family living, where you can get to know your neighbor. Located near Gull Lake, 18km from Sylvan Lake, and 24 km to Lacombe, you'll have easy access to , swimming, boating, and camping as well as larger community amenities in proximity such as hospital, and extensive shopping.

Bentley's boutique shops, grocery store and K-12 school in town, will meet your daily needs. Bike or walk the 3.5km paved path to Aspen Beach Provincial Park or the 4.5 km paved path to Sandy Point Beach, Campground and Boat Launch. Enjoy the vibrant community spirit with facilities such as a skating and hockey rink, curling rink, playgrounds, and major community events such as the annual Bentley Rodeo or the Farmers Market. Each lot is fully serviced to the lot line with water, sewer, 200-amp power services, gas, phone, and cable. Enjoy the convenience of paved streets, curbs, and gutters in this charming well-equipped neighborhood. Come find out why they call Bentley "The Place to Be."



## Essential Information

MLS® #	A2200306
Price	\$62,900
Bathrooms	0.00
Acres	0.13
Type	Land
Sub-Type	Residential Land
Status	Active

### **Community Information**

Address	Lot 46, 5605 48a Streetclose
Subdivision	NONE
City	Bentley
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	27
Zoning	R2

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.