



44137 Range Road 201  
Rural Camrose County, Alberta

MLS # A2273764

**\$1,200,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split, Acreage with Residence		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Detached, Triple Garage Attached		
<b>Lot Size:</b>	12.00 Acres		
<b>Lot Feat:</b>	Farm, Few Trees, Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	12-44-20-W4
<b>Exterior:</b>	Concrete, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** negotiable

WELCOME TO ALBERTA! Offering an astonishing property, just a few miles from Dried Meat Lake & The Battle River, comes a one-of-a-kind custom home, 13,000+ sq ft shop and an overhauled office/living quarters all situated on 12 beautifully established acres. The home was brought in from Edmonton and in 2006 had a complete overhaul and a big addition and the oversized garage built on. Over 1800 square feet on the main floor alone, a luxury kitchen, luxury master bathroom, custom patio and premium finishings inside and out make this home exceptional. The shop, loaded with bays, a pull-through wash bay, truck pit, office space, mezzanine and used oil burner to keep heating economical, all wrapped in metal for longevity. The office at 24'X56' was brought in and put on a 36'X56' concrete foundation, the upper level was used to run the company and put drivers up for the night if need be, the lower level became the garden. Some pens and a good pole shed for the cows and horses + a dugout behind the shop. Backup generator keeps the whole place running in the event of an outage. Owner may consider subdividing the home and shop. The ideal spot to raise a family and grow a business in an unbelievably beautiful yard in the heart of the greatest province of all time!