



19252 462 Township
Rural Camrose County, Alberta

MLS # A2287222



\$524,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,066 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	4.13 Acres		
Lot Feat:	Irregular Lot, Lawn, Many Trees, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-46-19-W4
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: Basement Entertainment Stand, Gazebo, Basement Fridge

Step into the acreage life with this well-located home on just over four acres only 11 minutes southeast of Camrose. This acreage comes complete with a 1060 square foot home, a 36x30 heated shop and two 22x14 storage sheds. First the home; this house has seen numerous updates in the last 3 years from new windows on the main floor, new front deck, fresh vinyl flooring in the living room, main bath, primary bedroom and hallway and new composite siding with added exterior insulation to make the home more energy efficient! This updated home features three bedrooms on the main floor including a primary with walk in closet, a large living area, spacious kitchen, and dining area along with a four-piece bath. In the basement you will find an added bedroom, three-piece bath, large laundry room, a cold room, and an enormous family room with a gas fireplace! In the 36x30 heated shop, you will find all sorts of room to tinker with its 13-foot-high ceilings and 220 wiring. The yard is also complete with two 22x14 sheds, a newly fenced pasture on the east side of the property which is perfect for a couple of animals and a great fire pit area. The long driveway adds to the privacy of this amazing acreage. With its many updates and short drive to Camrose, the acreage life is truly calling with this property.