



45217 Range Road 202  
Rural Camrose County, Alberta

MLS # A2292201



**\$848,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,993 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking, RV Garage		
<b>Lot Size:</b>	9.29 Acres		
<b>Lot Feat:</b>	Garden, Gazebo, Landscaped, Lawn, Private, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-45-20-W4
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Tray Ceiling(s)

**Inclusions:** Chicken Coop, 8x8 Storage shed, Gazebo, fireside storage shed, 4- 1250 gallon Cisterns in shop with pressure system

Welcome to this immaculately maintained 9.3 acreage offering the perfect blend of space, comfort, and a feeling of paradise- just minutes from Dried Meat Lake. This impressive 2000 square foot bungalow features a thoughtfully designed layout with a large addition completed in 2001, highlighted by a stunning main floor retreat. This spacious room includes a beautiful ensuite with a relaxing soaking tub and access to a private balcony - the perfect spot for a future hot tub. The newly renovated kitchen is the heart of the home, complete with a massive island designed for gathering, updated finishes, and plenty of space to cook and entertain. This home features a large front entry, 2 living rooms- a formal space, and a cozy spot with a wood burning fireplace, and large dining area. Convenience continues with main floor laundry, complete with sink, and additional storage. The spacious basement features 5 bedrooms and 2 full bathrooms!! Perfect for a growing family! Not to mention 2 stairways on both sides of the home. There's a large recreation space and office area with built-in cabinets- great for crafts, school work and storage. Outside, the property truly shines with exceptional outbuildings and outdoor living areas. The heated double garage features in-floor heat, epoxy floor, full garden- prep kitchen, 3 piece bathroom, and a separate office, man-cave, or guest sleeping area complete with a stunning rock gas fireplace. Additional outbuildings include a 40x120 storage barn (partially heated), and a 40x60 Quonset with in-floor heat and floor drain, offering incredible versatility for equipment, storage, hobbies, or business use with upper mezzanine for coffee breaks! Enjoy the outdoors with a beautiful stamped concrete patio and driveway, pergolas, and deck space perfect for summer entertaining, along with fire pit area and wood storage ready for a summer gathering! This

home has 2 furnaces, new HWT, and a brand new septic system. A rare opportunity to own a beautifully maintained acreage with exceptional space, privacy, and amenities- a truly must see.