



47148 Range Road 200
Rural Camrose County, Alberta

MLS # A2293908



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,574 sq.ft.	Age:	1925 (101 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.36 Acres		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle, Shake	Condo Fee:	-
Basement:	Partial	LLD:	12-47-20-W4
Exterior:	Wood Frame	Zoning:	A
Foundation:	Other	Utilities:	-
Features:	Central Vacuum, Sump Pump(s)		

Inclusions: n/a

Discover an exceptional blend of convenience and tranquility with this stunning 3.36-acre property, just minutes from the heart of the city. Recently updated and freshly painted throughout, this charming farmhouse boasts chic modern touches and mature landscaping that create an idyllic setting. As you pull into the drive-through lane, the inviting front porch welcomes you to a bright and airy living space filled with natural light. The chef's kitchen shines with an abundance of windows, featuring a granite countertop island perfect for hosting gatherings, an oversized sink, an industrial Thermador gas stove, sleek stainless steel appliances, and countertops ideal for food preparation. Plus, enjoy your built-in coffee bar, tailored for caffeine lovers! Retreat to the spacious master bedroom with its generous en suite that includes his and her sinks, along with an oversized jetted tub for ultimate relaxation. Convenient main floor laundry is cleverly tucked away in the walk-in closet. The loft area offers even more potential with large windows, an ideal space for a home office, an additional bedroom, and its own 4-piece bathroom. The main floor also features a convenient 2-piece powder room near the entrance. This exceptional property is enhanced by an updated water system and brand-new lighting throughout, ensuring comfort and style. Enjoy the park-like yard, sheltered by tall spruce trees and featuring a small in-ground fish pond (currently not in use). For the outdoor enthusiast, a heated four-car garage/workshop (30x40) provides ample space for projects or hobbies, while the well-constructed and insulated greenhouse, complete with sliding vinyl windows, allows for an early start on growing herbs, flowers, and vegetables. Additionally, an extra-large, chicken coop in the backyard offers the potential to embrace sustainable living. With its serene atmosphere

and modern amenities, this property is a rare find so close to Camrose. Don't miss your chance to make this updated and sheltered gem your own!