



19208 Township rd 482A
Rural Camrose County, Alberta

MLS # A2303745



\$660,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,648 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	10.01 Acres		
Lot Feat:	Corners Marked, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Cork, Hardwood, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	res acreage
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, washer, dryer, microwave hood fan, garburator, AC, sump pump, blinds & window coverings, shelving in storage room & garage, 2 TV's and wall mounts, bar stools, central car & attachments, water tote, hide abed in office, garage openers & remotes, BBQ, ladders(2), fire pit & wood, fridge & freezer in garage (negotiable), curio cabinet (negotiable)

Experience the perfect blend of luxury and tranquility on this stunning 10.01-acre acreage, just 20 minutes from Camrose. This custom-built 1,648 sq ft bungalow shows like new and offers high-end finishes throughout, all set against breathtaking panoramic views of open farmland. Step inside from the inviting front porch into a bright, open-concept living space designed for both comfort and entertaining. Rich hardwood flooring, a cozy gas fireplace, and a striking wall of windows create a warm yet elevated atmosphere while drawing your eye out to the expansive 14x40 Duradeck-covered deck. The chef-inspired kitchen is truly the heart of the home, featuring granite countertops, a massive island perfect for gathering, and the added convenience of a bar sink, making it ideal for hosting family and friends. Plenty of cabinets, a huge dining space, high end appliances and room to entertain. The main floor offers two bedrooms, a 4pc main bath and a spacious primary retreat complete with a walk-in closet and a 3-piece ensuite. Thoughtful details continue with cork flooring in the kitchen and bathrooms, as well as convenient main floor laundry. Downstairs, the fully finished basement expands your living space with a large recreation room, two additional bedrooms, a 4-piece bathroom, a cold room perfect for storing garden harvests or wine, and ample storage. Outside, this property truly shines. Enjoy a 30x50 garden, established saskatoon and raspberry bushes, and a huge quonset for all your storage or hobby needs. The triple attached heated garage with epoxy floors & 2 floor drains adds both function and style, while the RV hookups make it easy to host friends and family for weekend getaways. If you've been dreaming of peaceful country living without sacrificing modern comfort, this exceptional property offers it all. A place where wide open skies, quiet

evenings, and lifelong memories await.