



**GRASSROOTS**  
REALTY GROUP

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49221 Secondary Highway 623  
Rural Camrose County, Alberta

MLS # A2303850



**\$329,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Many Trees, Private, See Remarks, Treed, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	17-49-20-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Nestled in a private and peaceful setting, this acreage offers just under 3 acres of countryside living, perfectly located with convenient access to the Edmonton International Airport, Camrose, and Hay Lakes. Enjoy views of the surrounding farmland in a quiet, rural atmosphere that provides both tranquility and space to breathe. Possibility to build your dream home on this property or reside in the situated 2-bedroom mobile home. You will also find a detached double garage and outbuildings—perfect for storage, hobbies, or small-scale farming. This is an excellent opportunity for those seeking the balance of country living with urban amenities just a short drive away.