



21108 B Township Road 461
Rural Camrose County, Alberta

MLS # A2305433



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,667 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	4.65 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Pasture, Private		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-46-21-W4
Exterior:	Stucco, Wood Frame	Zoning:	Small Lot County Resident
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Refrigerator, Gas Stove, Dishwasher, Washer, Dryer, Chicken Coop, Playhouse, Wood Shed, Dog House

Experience peaceful country living where privacy, nature and timeless comfort meet along a scenic drive along the Battle River Valley. Set on 4.63 picturesque acres, this exceptional acreage offers a rare combination of ravine views, a private mature yard, and fenced pasture, all just a short drive from the City of Camrose. Completely revitalized, the residence was professionally lifted onto a new raised foundation in 2022 for a long-term structural investment and additional development space. Inside, contemporary finishes complement warm architectural details, creating a home that feels both elegant and welcoming. The heart of the home is a beautifully updated kitchen featuring a central island, vinyl flooring and a charming bay window with built-in seating facing the large exterior deck. The adjoining dining space has vaulted ceilings, large windows, wood beam details, and garden door access to the deck. The spacious primary retreat includes its own 2 piece ensuite bathroom and bay window framing the surrounding landscape. A large family room showcases a gas fireplace and wood finished walls. With 3 bedrooms and 2 bathrooms, the home provides functional living today while the basement—already framed for two additional bedrooms and a large recreation area—awaits your custom finishing vision. Outdoors, the property transforms into a private rural sanctuary with mature trees, garden, a natural valley setting, and expansive yard space. The acreage includes: - Double detached garage w/ 240V - Workshop w/ 240V - Chicken coop and hobby farm potential - Fenced pasture with dugout - Well house and bell & siphon septic system - Home’s stucco exterior was freshly painted in 2025