



46275 Range Road 211
Rural Camrose County, Alberta

MLS # A2310365



\$849,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,405 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	12.01 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Pasture, Secluded, Treed		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: 5 island stools in kitchen, pool table, tree carved statue & two wood benches, firepit and firewood, planters and stock water tank by barn, arch rib livestock shelter, electric fencer, 3 dog houses, round pen for horses/training, metal garden shed, trampoline

IMAGINE... 12.01 acres with a fully treed, sheltered yard with planted cherry, apple, plum, saskatoon & black currant trees and an asparagus and rhubarb patch. There is mixed pasture and alfalfa pasture fenced with four-wire electric fence. ONLY 4 MILES FROM CAMROSE! You will LOVE this updated 1,405 sq ft home with SO MUCH NATURAL LIGHT!! Walk in to a large entrance with an adjacent 3 piece bath in case you need to clean up! The open kitchen/dining/great room have a panoramic view to the south! The next level has an office open to the living area so you can keep an eye on things while doing bills or working from home. This level hosts the primary bedroom, 5 PIECE BATH and two more bedrooms. The lower level has a family room with the most light possible with a sunroom-style basement alcove! Another bedroom and a large storage room complete this level. The house is truly large enough for any family and it opens up to a stamped concrete patio that is fully sheltered! There is a QUAD GARAGE that has been set up as a double garage and attached mancave or she shed complete with a pool table and wood fireplace. This is no ordinary space!! Outbuildings consist of a storage shed, barn with a box stall, metal livestock shelter and a pumphouse that services 4 livestock waterers to service 8 separate paddocks from a 60x100x25 foot deep dugout! There is even a round pen for working livestock. A solar panel array is designed to make the acreage cost neutral. You literally have to see this place to witness all it has to offer!!