



GRASSROOTS
REALTY GROUP

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21045 480 Township
Rural Camrose County, Alberta

MLS # A2315703



\$868,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,356 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Covered, Double Garage Attached, Double Garage Detach		
Lot Size:	3.00 Acres		
Lot Feat:	Few Trees, Front Yard, Garden		

Heating:	High Efficiency, In Floor, Fireplace(s)	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-47-21-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Slab	Utilities:	-
Features:	Central Vacuum, French Door, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hot Tub (AS Is)

Wait until you see this incredible acreage just 15 minutes from Camrose! Set on 3 beautifully maintained acres, this custom-built home offers the perfect blend of space, comfort, and functionality for the whole family. Inside, you'll find 4 generously sized bedrooms, a massive living room with a cozy fireplace, and a spacious country kitchen complete with its own fireplace — creating the perfect gathering space for entertaining or everyday living. The open-concept floor plan provides an abundance of room and natural flow throughout the home. For the hobbyist, mechanic, or anyone needing serious workspace and storage, this property is truly unmatched. Outbuildings include a 16x30 attached garage, 26x28 attached shop, 24x28 detached garage, and an impressive 28x40 detached shop — offering endless possibilities for projects, equipment, RVs, and toys. The property is beautifully landscaped and easily accessible by a well-maintained driveway. Opportunities like this rarely come along — this one-of-a-kind acreage truly has it all!