



46139 Range Road 205
Rural Camrose County, Alberta

MLS # A2315879



\$800,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,336 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.99 Acre		
Lot Feat:	Back Yard, Brush, Few Trees, Front Yard, Garden, Landscaped		

Heating:	High Efficiency	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Metal, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Sub-zero Fridge, stove, dishwasher, microwave, trash compactor, washer, dryer, washer/dryer combo, laundry sink, garage controls, window coverings, cell phone booster, security equipment & exterior cameras, garage racks, swings, basketball hoop

Welcome to this exceptional 5-bedroom, 3-bathroom bungalow nestled in a quiet country subdivision, offering breathtaking panoramic views of the Battle River Valley. Situated on a beautifully landscaped and private lot, this custom built home combines quality craftsmanship, thoughtful updates, and an unbeatable setting. Enjoy the south-facing views from the large windows in the kitchen, living room, and primary bedroom. The updated kitchen features quartz countertops, a large island, LED lighting, Sub-Zero fridge, trash compactor and stainless steel backsplash. The dining room includes built-in cabinetry, while a two-sided wood-burning fireplace adds warmth to both the living and family rooms. Custom hardwood floors (planed from old school desks) enhance the main living areas. The primary bedroom offers a walk-in closet and ensuite. The fully developed basement includes a large rumpus room, 3-piece bath, flex rooms, plenty of storage, and a well organized & labelled mechanical room. Outside, enjoy the concrete and brick patio area with built in gas BBQ, firepit, mature trees, large fenced garden, and storage shed w/ greenhouse space. Additional features include a heated and finished triple attached garage, mudroom/laundry breezeway, brick and stucco exterior, metal shingle roof (approx. 5 years old), two high-efficiency furnaces with A/C, new PEX water lines, newer HWT & backup tank, rainwater cistern system w/pump, and two potable water tanks. A well-maintained country property offering space, privacy, and exceptional valley views.