



46479 Range Road 183
Rural Camrose County, Alberta

MLS # A2321743



\$759,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,885 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	11.05 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Ge		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Cork, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-46-18-W4
Exterior:	Wood Frame	Zoning:	General Agricultural
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Sump Pump(s), Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Welcome to this remarkable custom-built raised bungalow situated on 11.05 beautifully maintained acres just minutes from Camrose. Designed with quality, comfort, and functionality in mind, this exceptional property showcases outstanding craftsmanship and thoughtful upgrades throughout. Offering 1,885 sq. ft. of well-designed living space, the semi-open concept main floor features 9-foot ceilings, wide hallways, triple-pane windows, hardwood, tile, and cork flooring, and a spacious living room highlighted by a cozy gas fireplace. The home is built for efficiency and durability with an ICF basement, in-floor heating, homerun water lines, and two large hot water tanks (2024), ensuring ample hot water for the entire family. The beautiful kitchen is truly the heart of the home, boasting solid maple cabinetry, abundant storage, a large pantry, and a massive centre island perfect for gathering and entertaining. Adjacent dining and dinette spaces provide flexibility for both everyday living and special occasions. The impressive primary suite offers a large walk-in closet and a luxurious 4-piece ensuite featuring dual sinks and a sit-down shower. Completing the main level are a second bedroom, dedicated office, convenient laundry room, and central air conditioning for year-round comfort. Downstairs, the fully finished basement is bright and welcoming with large windows, two spacious family/recreation areas, a third bedroom, a 3-piece bathroom, extensive storage space, and room to easily add a fourth bedroom if desired. Outside, the property is equally impressive. Fully cross-fenced and thoughtfully developed for hobby farming or animal lovers, the acreage includes a dugout, enclosed dog run and shelter, and four quality outbuildings including a cabin, tack room, barn, and a heated 24' x 28' shop. The oversized 24' x 24' attached garage easily accommodates a $\frac{3}{4}$ -ton pickup

with additional room to spare. The meticulously maintained yard is a true showpiece, featuring multiple fruit trees including cherries, saskatoons, and apples—your very own private orchard. Garden enthusiasts will appreciate the expansive garden area, while those seeking a peaceful country lifestyle will love the endless possibilities this incredible property offers. Every detail has been carefully considered and impeccably maintained. This is a rare opportunity to own a truly exceptional acreage where comfort, quality, and country living come together perfectly.