



47546 Range Road 213  
Rural Camrose County, Alberta

MLS # A2323874



**\$500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	3.53 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, Gazebo, Lawn, Many Trees, No Neighbours Behind, Priv		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Open Discharge, Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	33-47-21-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	GA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hot Tub (2017), Hot tub chemicals

Escape to country living with this charming 3-bedroom acreage featuring a spacious 4-piece bathroom. The home and yard have seen numerous updates over the years, including renovations to the kitchen, living room, and bathroom all completed in 2019. Additional upgrades include shingles replaced in 2022, new vinyl siding (2025), new windows & doors (2020), a new pressure tank (2020), well pump replaced in 2006, all new appliances (2019), a new dishwasher (2025), new breaker box (2023), and a new septic tank and pump (2024). Outside, you’ll find plenty of room for hobbies, storage, and animals with a single detached garage (220V) and a double detached garage. The insulated barn features a hayloft and hydrant for animals, and there are three additional storage sheds on the property. Garden enthusiasts will appreciate the established garden area and two greenhouses, while the fruit trees add to the property’s charm. Relax year-round in the hot tub (2017), nestled inside its own covered gazebo, or gather with family and friends around the hidden, covered fire pit. The beautifully maintained yard offers plenty of open space to enjoy the peaceful country lifestyle. This well-kept acreage offers the perfect combination of comfort, functionality, and rural charm.