



GRASSROOTS

REALTY GROUP

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**48012 195 Range
Rural Camrose County, Alberta**

MLS # A2325014



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,264 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	7.54 Acres		
Lot Feat:	Irregular Lot, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	Cistern
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to home to this tidy and spacious 5 bedroom, two bath home located just a short drive north of Camrose. This unique home features 3 bedrooms on the main level with a sprawling open concept with vaulted ceilings, fireplace and a large deck that looks out onto the west for awe-inspiring sunset views. In the basement you'll find a large family area with a wet bar and fireplace along with two bedrooms, a three piece bath, laundry and a great amount of storage. This home boasts a walkout basement, unique spiral staircase, two fireplaces and a rarely seen floor plan. The meandering driveway provides privacy to you and your guests while the yard is ready for you and the family with a small shop (with a wood burning stove), pasture area and lots of room to play. You will love the peace and tranquility this home provides along with the ease of access to Camrose.