



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

48040 Range 212 Road  
Rural Camrose County, Alberta

MLS # A2328144



**\$798,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                            |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Double Wide |               |                   |
| <b>Size:</b>     | 1,520 sq.ft.                                    | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                          |               |                   |
| <b>Lot Size:</b> | 134.25 Acres                                    |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Low Maintenance Landscape        |               |                   |

|                    |                                                                                                                                  |                   |                   |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                          | <b>Water:</b>     | Cistern           |
| <b>Floors:</b>     | Linoleum                                                                                                                         | <b>Sewer:</b>     | Pump, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                  | <b>Condo Fee:</b> | -                 |
| <b>Basement:</b>   | None                                                                                                                             | <b>LLD:</b>       | 3-48-21-W4        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                         | <b>Zoning:</b>    | GA                |
| <b>Foundation:</b> | Piling(s)                                                                                                                        | <b>Utilities:</b> | -                 |
| <b>Features:</b>   | Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |                   |                   |

**Inclusions:** N/A

Welcome to this beautifully maintained property offering the perfect balance of modern comfort and country living. Situated on 134 acres of productive crop land, this acreage provides ample space, privacy, and potential—all within minutes of Camrose. Step inside and experience the warmth and style of this thoughtfully designed home. The spacious kitchen is a showstopper, featuring stylish cabinetry, a large island, and a walk-in pantry—perfect for home cooks and entertainers alike. Vaulted ceilings and abundant natural light create a bright, airy atmosphere throughout the main living spaces. The large primary bedroom is your private retreat, complete with a walk-in closet and a full 4-piece ensuite bathroom. Two additional generously sized bedrooms and another full bathroom offer plenty of room for family or guests. A dedicated laundry room with extra storage ensures daily life stays organized and efficient. Convenience is key with both front and back entryway closets, keeping clutter out of sight. Enjoy your morning coffee on the east-facing deck and unwind in the evenings on the west-facing deck—each offering stunning prairie views. Outside, an oversized double detached garage provides more than just parking. Heated with in-floor heat and featuring a roughed-in shower and workshop area, it's the perfect setup for hobbyists, mechanics, or anyone in need of a versatile workspace. Whether you're dreaming of a hobby farm, expanding your operation, or simply enjoying wide-open spaces, this property is ready to meet your needs. Don't miss this rare opportunity to own a prime piece of land with a move-in-ready home just outside the city.