



GRASSROOTS
REALTY GROUP

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48075, Range Road 194 Range
Rural Camrose County, Alberta

MLS # A2329040



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,363 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	16.46 Acres		
Lot Feat:	Garden, Private		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	GA
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home		

Inclusions: panels, windbreaks, corrals

Beautiful and bright 16.46 acre acreage just north of Camrose. This well looked after home and yard site may be just the property you've been waiting for. Featuring a spacious three bedroom home with large family room with vaulted ceiling and cozy wood burning stove to warm even the coldest of Alberta winter evenings. The upper level features a lovely kitchen and dining area and another charming family room with yet another wood burning fireplace. Down stairs there are the three bedrooms, full washroom and laundry and storage area. Outside is perfectly set up for horses, cattle or whatever you may desire. A heated barn, good storage and machine shed, three out side water's and newer heated double car garage(30x30)complete this property. Whether your looking for slightly larger acreage, hobby farm or simply wanting an escape from city life you really can have it all right here.