



GRASSROOTS
REALTY GROUP

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49320 RR195
Rural Camrose County, Alberta

MLS # A2330201

\$594,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,512 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	12.70 Acres		
Lot Feat:	Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	country residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Sump Pump(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, sump pump, garage opener & remotes, window coverings, microwave, 1 cupboard & shelf unit in garage

Welcome to the country lifestyle you've been dreaming of! Just 5 km from Kingman, this beautifully maintained 12.7 acre property offers the perfect blend of privacy, space, and functionality for your family, hobby farm, or rural lifestyle. This 1,512 sq. ft. bungalow features 4 bedrooms and 2 bathrooms with a spacious, family friendly layout. The heart of the home is the oversized kitchen with abundant cabinetry and workspace, flowing into a generous dining area that's ready to host holiday gatherings and family meals. The bright living room is filled with natural light from its large front windows overlooking the mature yard. A lovely back deck provides the perfect place to enjoy your afternoon coffee, entertain friends, or fire up the BBQ on warm summer evenings. Connecting the home to the heated 26' x 28' attached garage is a spacious breezeway with skylights, creating the ideal mudroom with room for coats, boots, benches, and all the extras that come with country living. The partially finished basement offers a rec room, laundry area, and multiple storage rooms with plenty of opportunity to customize the remaining space. Outside, the property is ready for livestock and country living with a fully fenced pasture, two hay fields, a barn complete with stalls and a durable metal roof, a single detached garage, and an impressive garden area for growing your own vegetables. Mature trees surround the yard, creating a peaceful and private setting you'll love coming home to. Lovingly cared for through the years, this exceptional acreage is ready for its next chapter. Whether you're looking to raise a family, keep animals, or simply enjoy the peace and beauty of rural Alberta, this is a property where lasting memories and family traditions can be made for generations to come.

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