



**GRASSROOTS**  
REALTY GROUP

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21318 TWP 464  
Rural Camrose County, Alberta

MLS # A2331821



**\$500,000**

|           |                                  |        |                  |
|-----------|----------------------------------|--------|------------------|
| Division: | NONE                             |        |                  |
| Type:     | Residential/House                |        |                  |
| Style:    | Acreage with Residence, Bungalow |        |                  |
| Size:     | 1,291 sq.ft.                     | Age:   | 2024 (2 yrs old) |
| Beds:     | 2                                | Baths: | 2                |
| Garage:   | RV Access/Parking                |        |                  |
| Lot Size: | 2.75 Acres                       |        |                  |
| Lot Feat: | Private, Secluded, Treed         |        |                  |

|             |                                                                                                 |            |                                                        |
|-------------|-------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------|
| Heating:    | In Floor, Natural Gas                                                                           | Water:     | Cistern                                                |
| Floors:     | Vinyl Plank                                                                                     | Sewer:     | Holding Tank                                           |
| Roof:       | Asphalt                                                                                         | Condo Fee: | -                                                      |
| Basement:   | None                                                                                            | LLD:       | 28-46-21-W4                                            |
| Exterior:   | Cement Fiber Board                                                                              | Zoning:    | 80                                                     |
| Foundation: | Poured Concrete                                                                                 | Utilities: | Natural Gas Paid, Electricity Paid For, Water Paid For |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows |            |                                                        |
| Inclusions: | see remarks                                                                                     |            |                                                        |

Double the possibilities on 2.75 acres in Camrose County! Whether you're looking for a mortgage helper, a home that keeps family close while maintaining independence, a place for adult children, housing for farm employees, a manageable acreage to downsize to from the family farm, or an investment opportunity for students attending Augustana Campus just a short drive away, this unique two suite home delivers flexibility that's hard to find. Buy with a sibling or friend and enjoy your own kitchens, bathrooms, and living spaces under one roof. The dividing wall between the suites is not load bearing, offering future layout flexibility if your needs change. Surrounded by prime agricultural land rather than a subdivision, peace and privacy are never a compromise, yet you're only 15 minutes from Camrose with shopping, restaurants, schools, and every amenity close by. Built for comfort and efficiency, this home features radiant in floor heating, triple pane windows, an HRV system, R28 wall insulation, and upgraded attic insulation to help keep operating costs low. Land has always been a smart investment. Stop renting, invest in your future, and enjoy an acreage that offers endless possibilities. Some photos have been virtually staged.