



GRASSROOTS
REALTY GROUP

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318 Main Street
Ferintosh, Alberta

MLS # A2331855



\$415,000

Division:	Ferintosh		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,452 sq.ft.	Age:	1970 (56 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lake, Landscaped, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R with commercial use
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Fridge, Gas Stove top, Wall oven, Dishwasher, Washer and dryer(x2) ceiling fan, pot rack, wood stove, Blinds, garage opener, gazebo and outdoor kitchen

Escape the city and discover peaceful country living just 20 minutes from Camrose. Situated on three lots, this beautifully refurbished 6-bedroom bungalow was completely redesigned in 2015 with a new foundation, offering modern comfort with timeless charm. Large windows throughout fill the home with an abundance of natural light, while the vaulted ceilings with exposed beams create a warm, inviting atmosphere full of character. Thoughtful upgrades throughout blend style, comfort, and efficiency, including the convenience of two laundry areas—one on the main floor and another in the fully developed basement. The spacious basement provides exceptional flexibility, making it ideal for a home-based business, guest accommodations, or additional family living space. Step outside and enjoy your own private retreat. The beautifully landscaped yard features lush gardens, a cozy fire pit area, an incredible outdoor kitchen, a covered gazebo, and a fully fenced yard—perfect for entertaining or relaxing. At the front of the home, a 12' x 30' enclosed screened porch offers the perfect place to unwind while taking in peaceful lake views. In the backyard, you'll also find a 26' x 28' concrete pad with an additional fire pit area, ideal for gatherings. Completing the property is a 26' x 24' heated garage, providing ample space for vehicles, storage, or a workshop. There are 8 designated spaces in front for additional parking. This exceptional property has been immaculately maintained and showcases outstanding pride of ownership. If you're looking for space, tranquility, and a move-in-ready home in a beautiful country setting, this is one you won't want to miss.