



GRASSROOTS
REALTY GROUP

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19436 460 Township
Rural Camrose County, Alberta

MLS # A2334531



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,054 sq.ft.	Age:	-
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway		
Lot Size:	8.11 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Low Maintenance Landscape, No Neig		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	5-46-19-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Water Softener, RO Drinking Water System, Window Coverings, Basement Freezer, Pole Shed, Central Vac & Attachments, SeaCan Container

Discover the turn-key acreage you've been searching for! Situated on ****8.11 acres**** just ****6 miles from Camrose**** and only ****half a mile from pavement off Highway 56****, this exceptional property offers the perfect balance of peaceful country living and everyday convenience. The charming ****1,054 sq. ft. bungalow**** features ****4 bedrooms**** and ****3 full bathrooms****, all thoughtfully renovated and upgraded for modern living. In 2016, the home was placed on a ****new ICF block basement****, and both the interior and exterior were extensively refreshed. The open-concept design creates a warm, inviting atmosphere with an impressive, functional floor plan, while the partially finished basement with ****9-foot ceilings**** and concrete floors provides endless possibilities for additional living space, recreation, or storage. Step outside to enjoy the spacious deck, ideal for entertaining family and friends. The ****24' x 24' heated garage**** (2016) provides excellent parking and workshop space, while the ****25' x 50' soft-cover shelter**** offers additional storage for equipment, toys, or vehicles. Designed for those who appreciate country living, this property features a ****2,500 sq. ft. fenced dog run with an acre fenced off for animals or livestock****, an ****insulated chicken coop****, and a dedicated ****RV parking site complete with water and power hookups****. The acreage is enclosed with a classic three-rail fence, complemented by a seasonal creek, circular driveway, and beautifully maintained grounds. The landscaping has been thoughtfully enhanced with numerous perennial gardens and an assortment of fruit-bearing plants, including ****apple trees, raspberry bushes, blueberry bushes, and strawberry plants****, creating a beautiful and productive outdoor space. Recent upgrades provide exceptional value and peace of mind. In addition to the ****new well and septic system installed in 2016****, this

year's improvements include a ****new washer and dryer****, ****new pressure tank****, ****new water softener****, and a ****reverse osmosis drinking water system****. The durable tin roof offers lasting protection, while the ****external generator**** ensures reliable backup power whenever needed. New siding has been ordered and is ready to be installed, materials will be included with the sale and the home has been freshly painted. With its extensive renovations, outstanding outbuildings, thoughtful infrastructure, and impressive list of recent upgrades, this truly is a move-in-ready acreage offering comfort, functionality, and the best of country living—all just minutes from Camrose.