



GRASSROOTS
REALTY GROUP

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46218 RR 203
Rural Camrose County, Alberta

MLS # A2335107



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,622 sq.ft.	Age:	1926 (100 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Single Garage Detached, Triple Garage Detached		
Lot Size:	4.94 Acres		
Lot Feat:	Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-46-20-W4
Exterior:	Brick, Concrete, Post & Beam	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Sauna, Walk-In Closet(s), Wood Windows		

Inclusions: N/A

TIMELESS CHARM & CHARACTER ON 5 ACRES JUST SOUTH OF CAMROSE! Step back in time and discover the incredible potential of this century-old, two-storey brick farmhouse, filled with warmth, history, and architectural character. Offering 4 bedrooms and 2.5 bathrooms, this unique property features two enclosed porches, a rooftop deck, a cozy wood-burning fireplace, and even a sauna! The stunning hardwood floors throughout the living and dining areas are a true highlight, showcasing the craftsmanship and charm of a bygone era. Situated on 5 acres, the property also boasts a detached triple garage and a large Quonset, providing plenty of space for storage, hobbies, equipment, or acreage living. With its beautiful brick exterior, distinctive features, and undeniable character, this home is ready for someone with vision to bring it back to its full potential. Some TLC is needed, but the opportunity to restore and make this one-of-a-kind country property your own is truly exciting. A rare opportunity to own a piece of history with room to breathe, just minutes south of Camrose.