



GRASSROOTS
REALTY GROUP

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43038 Range Road 181
Rural Camrose County, Alberta

MLS # A2337533



\$995,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,407 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	90.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Cleared, Farm, Few Trees, Garden, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Concrete, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-43-18-W4
Exterior:	Concrete, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		
Inclusions:	Negotiable		

WELCOME TO CAMROSE COUNTY! What a parcel, 90 productive acres with a big, totally renovated farmhouse! Over 2800 square feet, the main floor completely remodelled and a very large attached garage added on within the last couple of years, offering the feel of a brand new home. Beginning in open concept kitchen and living room, the finishes are luxurious, with all custom kitchen cabinetry with under cabinet lighting, stone counters, Stainless appliances, custom range hood and sunken farmhouse sink. A kitchen island with breakfast bar and a custom timber chandelier over top to match the custom timber post and beam responsible for opening up the space. Into the living room are three huge windows making the most of the country views, an inset cove that's home to a classy wood burning stove and an official front entrance. Out front are some beautiful brick columns that nicely compliment the James Hardie siding and new roof. Popping over to the backside of the house is a new deck that allows you to step right into the hot tub with a custom pergola and patio lights. French door access back into the kitchen. Down the hall and surprising to no one is a very nice main floor bathroom with shiplap feature wall and rustic vanity. Three nice bedrooms and a master with it's own 2 piece ensuite in the same stylings as the main bathroom! To the other end of the house and we find the working access to the house, this is the entry to the garage, built in's for the coats and boots, and a 2 piece bathroom that is home to the laundry behind an ultra cool, reclaimed farmhouse door! Down stairs and we've got a massive family room with custom floor hockey 'ice', A fourth bedroom, a big utility room, and two storage rooms! Outside, anotehr garage! Detached but easily accessible, a greenhouse off teh back for your garden starts. FULLY fenced yard for the dogs/kids,

and a groovy modified grain bin gazebo keeping the fire pit out of the elements. To the north of the yard, an electrified seacan for all your storage needs, with lights! The main power has a hookup for a generator to keep you covered in the event of an emergency. An automatic waterbowl for our four legged friends, and roughly 4 acres of grass fenced off. the remainder of the parcel is cultivated and the neighbour would gladly continue to rent it if a new owner so desired. Two dugouts and full perimeter fencing. Lastly, both the Battle River and the Meeting Creek coulee are just minutes away and both are exceptionally beautiful! A great way to get into farming at a great price. This is Alberta, Amen!