



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

48315 Secondary Highway 834
Rural Camrose County, Alberta

MLS # A2338903



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,567 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	4.40 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-48-18-W4
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, See Remarks, Sump Pump(s)		

Inclusions: none

PIECE OF PARADISE! 27' x 28' HEATED GARAGE! A/C! Searching for newer style construction AND out of subdivision? This 1566 sq ft 3 bed, 3.5 bath raised bungalow on 4.4 acres shows a 10 & perfect for families ready to get out of the city! Massive front porch leads into your open concept main level w/ 9' ceilings; ideal for entertaining! Gorgeous maple cabinetry w/ granite countertops, S/S appliances, corner pantry, gas fireplace w/ stone, & vinyl plank flooring. Laundry access off the mudroom too! Three large carpeted bedrooms up, inc the primary bed w/ walk in closet & 4 pce ensuite. Covered deck in the back for gorgeous sunrises. Another 4 pce bath & linen storage. Basement is partially finished, w/ 3 pce bath & framing for adding 2 more bedrooms & rec room. Tankless HWT w/ in floor heating downstairs & upgraded R22 insulation = quiet and warm! Landscape to your taste, w/ open fields behind. Only 15 mins to Camrose; location is great! Paved to the driveway w/ space to add a future shop. Great property!