



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44137 Range Road 201
Rural Camrose County, Alberta

MLS # A2339478

\$499,000



Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,800 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached, Triple Garage Attached		
Lot Size:	5.50 Acres		
Lot Feat:	Farm, Few Trees, Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, P		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	12-44-20-W4
Exterior:	Concrete, Mixed, Stucco, Wood Frame	Zoning:	General Ag.
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	Tools negotiable		

WELCOME TO ALBERTA! Offering an astonishing property, just a few miles from Dried Meat Lake & The Battle River, comes a one-of-a-kind custom home on a proposed 5.50 acres. The home was brought in from Edmonton and in 2006 had a complete overhaul plus a big addition and the oversized garage built on. A massive garden to the east of the house. Some pens and a good pole shed for the cows and horses. The adjacent shop and office to the southeast are available as well at a different price point. This is the ideal spot to raise a family in an unbelievably beautiful yard in the heart of the greatest province of all time! 25 minutes to Camrose, 45 minutes to Stettler, and just five minutes to the great Dried Meat Lake and Battle River Coulee. This is Alberta, Amen!