



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

44137 Range Road 201
Rural Camrose County, Alberta

MLS # A2339486



\$600,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,344 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached, Triple Garage Attached		
Lot Size:	12.00 Acres		
Lot Feat:	Farm, Few Trees, Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, M		

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: Shop tools negotiable

WELCOME TO ALBERTA! Offering a working man's dream, just a few miles from Dried Meat Lake & The Battle River, comes a 13,000+ sq ft shop and an overhauled office/living quarters all situated on 6.5 established acres. The shop, loaded with bays, a pull-through wash bay, truck pit, office space, mezzanine and used oil burner to keep heating economical, all wrapped in metal for longevity. The office/residence at 24'X56' was brought in and put on a 36'X56' concrete foundation, the upper level was used to run the company but could easily be turned back in to a home. Offering three bedrooms and a bath, and a big hybrid open concept kitchen/living/dining room. Step onto the 12'X56' balcony and take in some beautiful greenery. The lower level is used for extra storage but could be developed into more living space as a walk-out basement fairly easily. Backup generator keeps the whole place running in the event of an outage. The ideal spot to grow a business in an unbelievably beautiful yard in the heart of the greatest province of all time! 25 minutes to Camrose, 45 minutes to Stettler. This is Alberta, Amen!