



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

48448 Range Road 184
Rural Camrose County, Alberta

MLS # A2340282



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,240 sq.ft.	Age:	1958 (68 yrs old)
Beds:	6	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	7.78 Acres		
Lot Feat:	Lawn, Many Trees, Pasture, Private		

Heating:	Boiler, In Floor, Forced Air, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	29-48-18-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	ICF Block, Piling(s), Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Vinyl Windows		

Inclusions: Cooler/Refrigerator, gas stove (propane), chest freezer, dishwasher, washer, dryer, propane tanks (x2), cisterns (x2), piano, garage controls, steel gates, metal grain bins (x2), various outbuildings,

An impressive 7.78 acre property offering the space, flexibility, and features needed for a large family, hobby farm, or those looking for room to spread out. The property features a massive 3,240 square foot home with six bedrooms, a triple attached garage, fenced pasture land ready for animals, multiple outbuildings, including a useful workshop, converted garage/chicken barn, grain bins, and other outbuildings. The home has been updated and expanded, including a 2012 addition and more recent renovations that have created a spacious, open floor plan with additional living space. The heart of the home is the massive new kitchen, featuring soaring ceilings, a large island, a double-door cooler, and a walk-in pantry. The adjoining open dining area provides plenty of room for family gatherings and a dining table of virtually any size. The comfortable living room offers generous space for everyone to gather, while a bay window brings in excellent natural light. A main-floor bathroom features a tiled shower. Upstairs, you will find six large bedrooms along with a full bathroom that includes laundry. The home has a warm, comfortable feel throughout, with wood doors and trim and plenty of room for a growing or extended family. The property also offers modern and efficient heating and utility systems, including in-floor and forced air heating, and an HRV system. A wood boiler provides an additional heating option and can be used as either a backup system or a primary heat source. Outside, the acreage is well laid out with a large deck off the house, piles installed for another full length deck, a spacious yard, plenty of parking, a shelter of trees and fenced pasture ready for animals.