



GRASSROOTS
REALTY GROUP

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17431 Township Road 444
Rural Camrose County, Alberta

MLS # A2342309



\$500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,448 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	3.24 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Level, Pasture, Private, See Remarks, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-44-17-W4
Exterior:	Wood Frame	Zoning:	A
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Pantry		

Inclusions: NA

Welcome to Rural Camrose County! just a short drive to Camrose but settled in the country for quiet acreage living. This property has been completely overhauled. From the new 24' wide by 16' deep horse shelter, new fencing for grazing area, to the electrical panel upgrades, new Iron and Reverse Osmosis filtration system, New front deck, 2 new sheds and new washer/dryer. This home is move in ready and wont last long! Book a showing today!