



GRASSROOTS
REALTY GROUP

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22148 Twp rd 464A
Rural Camrose County, Alberta

MLS # A2342432



\$669,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,408 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	6.47 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Private		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-46-22-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, hood fan, microwave, washer, dryer, basement window coverings, garage shelving, central vac & attachments, garage opener & remotes, sheds, firepit, gazebo, hot tub, stair rail

****Acreage living at its best, just 10 minutes from Camrose!**** This beautifully maintained & updated 6.47 acre property gives you the space, privacy, and freedom of country living without giving up the convenience of being close to town. With school bus service nearby and pavement right to the property! Picture slow summer mornings with coffee on the expansive 26' x 8' front porch, afternoons spent in the garden and picking fresh fruit and berries, kids running through the lush lawn, and evenings gathered around the fire pit or relaxing in the hot tub beneath the gazebo. With 2816sq ft of total living space this bungalow is warm, welcoming, and beautifully updated. The living room flows into the stunning brand new kitchen, complete with large 4.5X7ft island, abundant soft close cabinetry, lots of prep space & live edge floating shelves. The dining area is filled with natural light and features patio doors and a beautiful Blaze King wood stove, creating a warm & inviting space to enjoy in every season. The main floor is thoughtfully designed with a primary bedroom featuring a walk-in closet and 3 piece ensuite, plus a second generous bedroom. Main floor laundry with sink, excellent storage, and a spacious 4 piece bathroom with a deep jetted soaker tub! Large windows and three solar tubes fill the home with an incredible amount of natural light. Downstairs, the finished basement gives everyone room to spread out with two additional bedrooms, a brand new 3 piece bathroom, and a massive family room with gas fireplace. Whether it's movie nights, game nights, sleepovers, or gatherings with friends, this is a space made for enjoying time together. The large utility room with sink offers even more flexibility for hobbies, projects, and storage. The 25' x 26' attached garage is just the beginning when it comes to workspace and storage. Outside you'll find a 16' x 24' heated workshop

with wood stove and a 12' x 16' storage shed, and a few other outbuildings for added storage. The expansive garden is surrounded by mature trees, fruit trees, and an abundance of berries, a beautiful and productive outdoor space! The 10' x 15' back deck is ready for summer BBQs with a natural gas line, while the outdoor spaces give kids and pets plenty of room to enjoy the freedom of country living including a dog run & fire pit area. With new septic pump, furnace, and hot water tank, plus shingles replaced in 2018, this property offers the rare combination of acreage charm, thoughtful updates, incredible outdoor living, and peace of mind. The well produces an impressive 7.5 gallons per minute. Private, peaceful, beautifully maintained, and move-in ready, this is so much more than a home. **It's the freedom to spend spend more time outside, and make the kind of memories that acreage life offers!