



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

19210, 474 Township Road
Rural Camrose County, Alberta

MLS # A2344392



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,308 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Other, Oversized, Quad or More Detached, See Remarks		
Lot Size:	11.29 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Level, Many Trees, Private		
Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	AGR
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, See Remarks

Inclusions: All out buildings

Acreage living just 10 miles from Camrose! This 1,308 sq. ft. bungalow on 11.29 acres offers the perfect combination of country space and convenience, with the city just a short drive away. The home features 3 bedrooms up, 2 additional bedrooms in the finished basement, and 3 bathrooms, providing plenty of room for the family. Outside, you'll find an impressive 30' x 40' heated shop, a 16' x 40' cold storage area, and a detached 12' x 20' single-car garage—ideal for vehicles, hobbies, equipment, and extra storage. The large 14' x 18' attached deck provides a fantastic space to entertain family and friends while enjoying the peaceful acreage setting. A rare opportunity to enjoy 11.29 acres of country living while being only minutes from all the amenities Camrose has to offer!