



**GRASSROOTS**  
REALTY GROUP

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19448A Highway 26  
Rural Camrose County, Alberta

MLS # A2346945



**\$759,900**

|           |                                                            |        |                   |
|-----------|------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                       |        |                   |
| Type:     | Residential/House                                          |        |                   |
| Style:    | Acreage with Residence, Bungalow                           |        |                   |
| Size:     | 1,810 sq.ft.                                               | Age:   | 1968 (58 yrs old) |
| Beds:     | 4                                                          | Baths: | 3                 |
| Garage:   | Double Garage Attached                                     |        |                   |
| Lot Size: | 7.51 Acres                                                 |        |                   |
| Lot Feat: | Landscaped, Many Trees, Private, See Remarks, Treed, Views |        |                   |

|             |                                                                           |            |                              |
|-------------|---------------------------------------------------------------------------|------------|------------------------------|
| Heating:    | Forced Air                                                                | Water:     | Well                         |
| Floors:     | Carpet, Hardwood, Tile                                                    | Sewer:     | Holding Tank, Open Discharge |
| Roof:       | Asphalt Shingle                                                           | Condo Fee: | -                            |
| Basement:   | Full                                                                      | LLD:       | 5-47-19-W4                   |
| Exterior:   | Brick, Wood Siding                                                        | Zoning:    | A                            |
| Foundation: | Poured Concrete                                                           | Utilities: | -                            |
| Features:   | Built-in Features, Ceiling Fan(s), Pantry, See Remarks, Walk-In Closet(s) |            |                              |

Inclusions: N/A

Tucked away on 7.51 private, tree-lined acres just minutes from Camrose, this beautifully maintained bungalow offers over 3,199 sq. ft. of total finished living space and room for the whole family to spread out. Inside, sun-filled windows wash over a spacious living room, while a cozy family room built around a fireplace flows easily into a formal dining room perfect for hosting. The kitchen is charming and functional, finished with rich wood cabinetry and generous counter space for everyday cooking or entertaining. Retreat to the primary suite, complete with a walk-in closet and 3-piece ensuite, or settle into one of two additional main-floor bedrooms. Downstairs, the fully finished basement has an oversized games room ready for a pool table and movie nights, a wood burning fireplace-warmed den lined with built-in shelving, a fourth bedroom, and a 3-piece bath. Outside, unwind on the deck and covered patio, gather around the fire pit under wide-open prairie skies, and enjoy the privacy of trees and country views. A double attached garage, A/C, and three fireplaces round out the comforts of this home. Don't miss this opportunity to view this rare acreage close to town.