



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

48043 Range Road 194
Rural Camrose County, Alberta

MLS # A2348403

\$849,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,868 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	16.36 Acres		
Lot Feat:	Farm, Landscaped, Pasture		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-48-19-W4
Exterior:	Stucco	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings

16.36 ACRES | 15 MINUTES NORTH OF CAMROSE | COUNTRY HOME | HORSE & SHOP SETUP Looking for a true working acreage with room for the whole operation? This 16.36-acre property delivers! Located just 15 minutes north of Camrose, this well-developed acreage offers a spacious country home, multiple outbuildings, fenced and cross-fenced pasture, a riding area, and plenty of room for animals, equipment and projects. The large country home features over 1800sqft plus a full basement and impresses with newer windows (2018), Shingles (2020), updated soffits/fascia and recently painted stucco. Great floorplan sees the perfect country entrance with a wing of the home designated for a landing, laundry, private office and hot tub room complete with a 2pc bath. The main part of the home shines with bright windows throughout, vaulted ceilings, beautiful oak cabinetry and a cozy brick faced gas fireplace. With 3 bedrooms up and 2 down - this is the kind of home you can really raise a family in. The property really shines with its impressive collection of outbuildings. An 18x40 heated shop with a 12' overhead door, concrete floor, sub panel and fully tinned out with added insulation. A great 34x64 pole shed with gravel floor and 18x14 sliding door. Excellent 33x48 heated barn with concrete floors, sub panel and water set up. Outside, the acreage is set up for livestock and country living with fenced and cross-fenced areas, a combination of steel, wood and barb-wire fencing and a dedicated riding area. There's a couple waterers with a neighbour agreement for supply and a dugout in the pasture. Whether you're looking for a horse property, hobby farm, equipment acreage or simply more space and flexibility, this property is ready to work.

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