



GRASSROOTS
REALTY GROUP

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42246 Range Road 220
Rural Camrose County, Alberta

MLS # A2350195



\$590,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,362 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Parking Pad, Quad or More Detached		
Lot Size:	24.32 Acres		
Lot Feat:	Farm		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	13-42-22-W4
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Sump Pump(s), Vinyl Windows		

Inclusions: Negotiable

WELCOME TO ALBERTA! 24 acres perched on top of a hill overlooking God's Country (Camrose County)! With an extensively renovated mid century farmhouse, complete with covered front porch because it's iconic, a wood burning stove at the heart of the home, open kitchen and dining room, with a nice living room around the corner. Two big bedrooms and a four piece main floor bathroom with good storage in the basement. New septic tank within the last couple of years. Going past the double detached garage with heat, we'll head up to the big red barn. The front has just been developed into a legal secondary suite! The back is wide open and ready for a litany of uses, all wrapped in a sharp barn-red metal siding. Cross fenced and ready for horses or cows with multiple automatic waterers. The second last place on the end of a dead end road with views for miles! Ten minutes to Bashaw, 30 to Ponoka, 40 to Camrose, Stettler or Lacombe. Lastly, for those wondering if that sunset is a.i. - nope. This is Alberta, Amen!!