



GRASSROOTS
REALTY GROUP

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319, 46466 Range Road 213
Rural Camrose County, Alberta

MLS # A2215043



\$679,900

Division:	McNary Hills Estates		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,702 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	1.27 Acres		
Lot Feat:	Gentle Sloping		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Tile, Vinyl	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	28-46-21-W4
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, 2 sheds, living room electric fireplace, security system

Discover peaceful country living just 6 minutes from Camrose on this beautifully maintained 1.27-acre lot in McNary Estates. This fully finished walkout home offers over 1,700 sqft of comfortable living space and panoramic views you'll love year-round. Fully finished 1.5 storey sees 5 bed, 3 bath, mudroom laundry hookup/basement laundry options, AC, Gemstone Lighting, Upper Bonus Room, 26x26 heated garage and walkout basement with in-floor heat. Updated kitchen with white cabinets, centre island, under cabinet lighting, walk-in pantry, quartz counters and sharing in the space is a nice family dinette area. Wonderful Primary bedroom has a door out to the deck and a private 4pc ensuite featuring a deep tub and full tiled shower. Rounding out the main level are 2 additional bedrooms and a 4pc bath. The upper level bonus room provides a great escape for family movie night and has a nice nook for a sitting area or play space, there's even roughed in plumbing for a wet bar. The walkout basement is a bright space and comes fully finished with in-floor heat, 2 bedrooms, a 3pc bath with tiled steam shower, large laundry room, lots of storage and an inviting family room with cozy theatre space and built-in screen. Enjoy the outdoors with 3 dedicated spaces with a front covered West facing porch, an oversized no maintenance East facing deck with gas hook up or retreat to the stamped concrete patio complete with fire pit - whether you're watching the sunrise with your morning coffee or winding down in the evening, the views here are something special. You'll love coming home.