



GRASSROOTS
REALTY GROUP

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43464 Range Road 204
Rural Camrose County, Alberta

MLS # A2217748



\$800,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,448 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	5.49 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Cork, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Other	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	29-43-20-W4
Exterior:	Metal Siding , Wood Siding	Zoning:	A
Foundation:	ICF Block	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

This impressive acreage offers the perfect blend of privacy, comfort, and functionality, surrounded by mature trees and beautifully landscaped grounds. The expansive outdoor space features stamped concrete walkways and patio areas, ideal for relaxing or entertaining in a tranquil, natural setting. Step inside to soaring vaulted ceilings and an open layout designed to impress. The kitchen is a standout with sleek concrete countertops, ample cabinetry, and seamless flow into the main living area—anchored by a charming wood-burning fireplace. A spacious loft overlooks the main living space, adding flexibility for an office, reading nook, or creative space. The home includes 4 generously sized bedrooms and 4 well-appointed bathrooms. The massive primary suite is a true retreat, offering space, privacy, and comfort. Main floor laundry and a large mudroom add everyday convenience and functionality for busy households and rural living. The oversized garage is a standout feature, complete with its own loft area—perfect for future development, storage, a workshop, or even a studio. Whether you’re looking for a peaceful family home, a hobby acreage, or a place to grow, this property offers space, and style—all within a serene, tree-lined setting.