



GRASSROOTS
REALTY GROUP

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22405 Township Road 422
Rural Camrose County, Alberta

MLS # A2229301



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,500 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached, Quad or More Detached		
Lot Size:	6.62 Acres		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Lawn, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Wood Frame, Wood Siding	Zoning:	Ag.
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	No Animal Home, Pantry		

Inclusions: Negotiable

WELCOME TO ALBERTA! Right here in The Heartland comes a big five bed, two bath home on 6.6 acres with a 56'X24' shop, attached and detached garages, beautiful established trees and views for miles. The house is large, especially for a '69 (Most popular year), offering over 3000 square feet of living space between the main floor and basement, plus the three season enclosed porch and 28' X 22' attached garage. The bathrooms have both been recently updated and a walk-out door was added to the basement in case somebody wanted to have a separate living space down there. The shop is iconic, wood floor in the front, ideal for woodworking or two steppin', the back at 40' X 24' has high ceilings, a concrete floor and a mezzanine. The 24'X24' detached garage also has a good concrete floor and a pen built off the side. two garden sheds for added storage and some fencing around the trees for horses or cows complete the infrastructure. The acreage has it's own well and septic tank, and a pull around gravel driveway that could be restored with a little roundup. You might think the property ends just outside the shelter belt but it actually extends out to the grassy area and water to the west. Around the corner is Windsor Lake, great little local swimming hole and the other way is the Hartland Hutterite colony offering fresh veggies, eggs and baking all year long. Bashaw is ten minutes away and has a k-12 school, all the amenities, good golfing and Buffalo Lake just a few minutes beyond that. The other direction and you can be in Ponoka in 30 minutes or Lacombe in 35! Alberta, Amen.