



GRASSROOTS
REALTY GROUP

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49277 Range Road 220
Rural Camrose County, Alberta

MLS # A2233268



\$659,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,662 sq.ft.	Age:	1940 (85 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	7.17 Acres		
Lot Feat:	Back Lane, Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Land		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows

Water: Cistern

Sewer: Holding Tank

Condo Fee: -

LLD: 18-49-21-W4

Zoning: A

Utilities: -

Inclusions: n/a

Welcome to your dream rural retreat just 25 minutes to Edmonton and Camrose and only 20 minutes to Leduc. Nestled on 7.17 acres of meticulously maintained, cross-fenced land, this beautifully restored 1.5-storey farmhouse offers the perfect blend of modern upgrades and timeless country character. Whether you're a hobbyist, gardener, equestrian, or simply seeking a peaceful oasis from the hustle and bustle, this property delivers. Step onto the inviting wraparound deck and into a home where every detail has been thoughtfully enhanced. Major updates: shingles (2013), upgraded plumbing (2011), electrical (2011), and insulation (2011). All appliance have been replaced over the last four years. A new furnace with all new ductwork, sump pump, hot water tank, and an upgraded 3800-gallon cistern. The septic system was also modernized in 2022, ensuring peace of mind for years to come. With updated vinyl siding and windows (2011), this home is as solid as it is charming. Inside, you're greeted by a warm and open living and dining space—ideal for entertaining, family dinners, or cozy game nights by the WETT-inspected wood-burning stove. The kitchen is a sunlit haven featuring maple cabinetry, organic tile backsplash, and views of a picturesque yard bursting with perennials, gardens, and pastures. One of the home's true highlights is the grand, custom-crafted staircase—solid wood with graceful banisters—that leads to a second level steeped in natural light and gentle tones. Each bedroom offers generous space, with delightful storage nooks adding function and whimsy. Outside, a solid historic barn with individual stalls stands ready for animals, storage, or creative projects. Whether you're dreaming of horses, studio space, or simply a sanctuary to recharge, this property is ready to fulfill that vision. If

you’re in search of a modern farmhouse lifestyle with unmatched tranquility and convenience, your perfect acreage is waiting. Welcome home.