



GRASSROOTS
REALTY GROUP

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41553 Range Road 212
Rural Camrose County, Alberta

MLS # A2233925



\$589,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,745 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	5.73 Acres		
Lot Feat:	Lawn, Pasture, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Vinyl Windows		

Inclusions: N/A

5.73 acres located only 1.25 miles from Bashaw. Custom built, one owner home with expansive 1745 sq. ft. floor plan. So many great features including, hardwood and ceramic floors and a practical main floor laundry. Bright kitchen with lots of cabinets and counter space. Spacious dining area, with garden doors opening onto the deck. There's 3 bedrooms plus an office/4th bedroom on the main. The main bathroom and the ensuite bath are huge and have sunken jetted tubs! There's also a 2 piece bathroom off the back entrance. The basement has another bedroom, a sewing or desk area and a family room with a split fieldstone fireplace. The basement also has a massive 22' x 31' workshop that has the potential to be developed into living space. There is plenty of options for parking or work space with a 28' x 24.5' attached garage plus the 40' x 24' tripple garage/shop. The 36' x 24' barn with waterer along with plenty of pasture will accommodate livestock/horses. Great location, with access to Buffalo lake as well as the Bashaw Golf and Country Club just minutes away.