



GRASSROOTS
REALTY GROUP

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45568 Rge Rd 200
Rural Camrose County, Alberta

MLS # A2234639



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,876 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, RV Access/Parking, Single Garage Detached		
Lot Size:	4.20 Acres		
Lot Feat:	Landscaped		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	See Remarks, Wood	Utilities:	-
Features:	Built-in Features, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Fridges, Gas Stove, BI Dishwasher, Washer, Dryer, Toro Lawnmower, YTH150 Husqvarna Tractor, Incinerator, Driveway Alarm, 1/2 ton truck with 8' (4-way) plow, Freezer, Miscellaneous Household & Shop furniture & tools, Living Room TV

Wake up in the Country, but just minutes to Camrose! This beautiful property has 4.2 acres, has a great BIG beautiful home and numerous out-buildings! Imagine enjoying the peace & quiet, sipping your morning coffee from your East facing covered deck or relaxing at the end of the day under the South facing deck. Although the home looks "old" ... it's NOT! It was built in 1996. The main level has exactly what any good "farmhouse" needs! Big back entry, main floor laundry (with a sink), 2 pc. washroom, HUGE kitchen and eating area, good-sized living room (complete with gas fireplace) AND a very spacious primary bedroom with a 4 pc. ensuite (w/ jet tub) and walk-in-closet. The upper level would be perfect for a studio, sewing area, craft room or private bedroom area. It has a 4 pc. washroom, bedroom (with walk-in-closet & skylight) and a bonus room. The basement offers 2 more big bedrooms, another 4 pc. washroom, family room, utility room and storage. We should tell you that the basement has a heated concrete floor, concrete footings, and 2x6 treated lumber walls (16" o.c.). The home and yard are SO WELL CARED for! The yard offers lilacs, rhubarb and loads of room for gardening. As far as buildings, the big barn has been transformed into a work-shop but has not 1, but 2 lean-to's, there's a single garage, numerous sheds, another lean-to AND electricity is ready for a double or triple garage to be built on the gravel to the west of the house. All this just minutes to Camrose and other than the driveway ... ON PAVEMENT!