



**GRASSROOTS**  
REALTY GROUP

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**46445 Range Road 200**  
**Rural Camrose County, Alberta**

**MLS # A2235168**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	10.40 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum

<b>Water:</b>	Well
<b>Sewer:</b>	Open Discharge
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	AG/UR
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener plus any controls

10.4 Acres - No Gravel - Quality built Bungalow with outbuilding and so close to town you can smell the Tim Hortons. This one owner property shines with its bright layout and features like AC, main floor laundry, heated 28x25 Garage and 24x38 Shop with dual 10x12 OH Doors. Traditional layout with a large entry off the garage leads into the kitchen with quality oak cabinetry, a corner sink with window, raised eating bar and even a skylight. Sharing in that space is a nice dinette with bright windows and room to expand to fit the whole family. From there you'll appreciate the large living room, again with bright windows, a cozy corner gas fireplace and access to the partially covered wrap around deck. The main level sees a large Primary Bedroom with dual closets and a private 3pc ensuite. Additionally there is a 2nd bedroom, a 3pc bath (jet tub) and a handy laundry option in the hall closet. Basement is fully finished and showcases a huge family room, 1 bedroom with double closet, 1 flex room with walk-in closet, cold room and a 3pc bath. Outside you've got just over 10 acres of usable space with highway frontage - makes for a unique setting if looking for a home based business and you'll sure appreciate the pavement right up to your property. This wonderful home is ready and waiting for you.