



**GRASSROOTS**  
REALTY GROUP

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19473 Township Road 484  
Rural Camrose County, Alberta

MLS # A2236165



**\$600,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,066 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	10.04 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees		

Heating:	Boiler	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-48-19-W4
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Dog house, large red wooden grainery, wooden building SE corner

Beautiful 10 acre acreage on a mature yard site! This nicely appointed property located about 20 minutes north of Camrose may be just the acreage you've been waiting for. A bright and open floor plan that has been updated throughout the years features a generous sized kitchen and dining area, family room with cozy gas fireplace two bedrooms on the main floor with a flex/office room and a fully finished basement with two additional bedrooms with yet another family room. Outside you'll appreciate the peace and quiet that country life offers with the beautiful spruce trees that shelter the property. A double car garage, single car garage as well as a 30x50 shop are added bonuses to this fantastic property. If your looking for a peaceful and private acreage with outbuildings here is your opportunity.