



GRASSROOTS
REALTY GROUP

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20021 Township rd 482
Rural Camrose County, Alberta

MLS # A2241713



\$430,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	816 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	1.60 Acres		
Lot Feat:	Treed, Triangular Lot		

Heating:	Forced Air	Water:	Cistern
Floors:	Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	12-48-20-W4
Exterior:	Vinyl Siding	Zoning:	res acreage
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Storage		

Inclusions: fridge, stove, dishwasher, micro hood fan, washer, dryer, garage opener & remotes, hot tub (as-is), shed

Peaceful Acreage Retreat Just Minutes from Camrose! Welcome to your private paradise on 1.6 beautifully treed acres, just a short drive from Camrose. Surrounded by nature with no neighbors in sight, this serene acreage offers the perfect blend of peaceful country living and modern comfort. Step inside the charming 816 sq ft home and be greeted by big, bright windows that fill the space with natural light and showcase stunning views of the surrounding trees and nature, reminding you every day just how lucky you are to live here. Enjoy your morning coffee or a relaxing evening on the expansive, maintenance-free deck that spans the length of the home, an ideal spot for lounging, reading, or even soaking in a future hot tub with the built-in platform ready to go. Inside, the updated open-concept kitchen and living area features a large island with granite countertops, plenty of cabinetry, and modern finishes throughout. Down the hall, you'll find an updated 4-piece bathroom and two cozy bedrooms. The primary bedroom offers two corner windows with views of the treed yard—start your mornings with a view that instantly soothes and inspires. The basement renovation has been started and is ready for you to finish to your taste. It includes a bedroom, rough-in plumbing for a bathroom, a spacious rec room area, and laundry. The double detached garage is ideal for vehicle storage, and a handy shed will be helpful for additional storage! Whether you're looking for a peaceful weekend escape or a year-round residence, this tranquil acreage is a rare gem. Experience the quiet country life just minutes from all the amenities of Camrose.