



GRASSROOTS
REALTY GROUP

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21062 Township Road 461
Rural Camrose County, Alberta

MLS # A2241894



\$560,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,292 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	2.87 Acres		
Lot Feat:	Garden, Many Trees, Private, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-46-21-W4
Exterior:	Log	Zoning:	CR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window coverings, Large Basement Freezer, 2 Sheds

Welcome to your dream acreage! Nestled on a picturesque 2.87-acre parcel close to the stunning Battle River Valley and only 15 minutes from Camrose, this charming property offers the perfect blend of privacy and convenience. Surrounded by mature trees and multiple lush gardens, you'll enjoy a peaceful connection to nature right outside your door. This unique log home features 5 spacious bedrooms and 2.5 bathrooms, making it ideal for families or those who love to host. The cozy family room invites you in with its warm wood stove and large bay window, perfect for relaxing on cool days. The fully finished basement offers even more space with an additional living area—great for entertaining guests or creating a private retreat. Recent upgrades include a durable tin roof, a new water softener, and a secondary deck to take in the views. Whether you're looking for a family home or a tranquil escape, this property has everything you need to live your rural dream.