



GRASSROOTS
REALTY GROUP

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47508 Range Road 185
Rural Camrose County, Alberta

MLS # A2243316



\$760,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,720 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	9.76 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Many Trees, Meadow, No Neigh		

Heating:	Baseboard, High Efficiency, Electric, Fireplace(s), Forced Air, Hot Water, Natural Gas, Wood Other	Water:	
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	Lagoon, Open Discharge
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Cedar, Manufactured Floor Joist, Silent Floor Joists, Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wood Counters, Wood Windows		
Inclusions:	Greenhouse, hot tub		

For more info, please click the "More Information" button. This stunning 9.76 acre property features a spacious Tudor-style residence and detached shop that's ready for any project you can dream. Situated on a quiet road just 15 minutes northeast of Camrose, this home features 2,720 square feet across two levels, and more room in the basement to expand. After entering through a traditional foyer, you arrive in a large kitchen with a gas stove, stainless steel appliances and an expansive island that's just made for get-togethers. The generous family, living, and dining rooms are a host's dream, while still being cozy enough for a family night in. This sunny home is filled with large windows, providing ample natural light and views of the surrounding natural areas. Rounding out your indoor oasis, this house also features a sunroom, perfect for cultivating an indoor jungle year-round, and an attached hot tub room that lets you soak while viewing the great outdoors (without ever leaving your home or shovelling snow!) The upper level includes a huge master suite with an ensuite bathroom, a cedar-lined walk-in closet, and a private deck. Accommodate family or guests with three additional bedrooms and a breath-taking full bathroom featuring a clawfoot tub. A big, bright bonus room on the upper level can serve as another bedroom, office, or whatever-you-can-dream room. The unfinished basement, measuring 1,196 square feet, is ready for your personal touch and currently contains multi-purpose rooms, storage, utilities, and a pantry. Two brand new high-efficiency furnaces mean secure, comfortable heat, and the heated, attached two-car garage offers space for vehicles and hobbies. Laundry facilities are conveniently located on the main floor in the powder room. Outside, the heated 2,048-square-foot workshop is equipped with a top-of-the-line Advantage 4-post hoist

including hydraulic jacks so you work safely and easily. There are multiple bays, and a mezzanine level for socializing and brainstorming your next project. Finished throughout with slot panel and cabinets, you will be totally organized, and compressor outlets throughout the shop mean you're good to work anywhere in the shop. 30 amp plug-ins are available at the house and the shop for your RV or guests' RV's. 40 and 50 amp service in the shop accommodate any equipment you might want, and a hot water tank is ready for connection to provide a wash bay. Additional amenities on the property include a large deck, garden, greenhouse, berry patch, flower beds and beautiful treelines and mature landscaping. Water is supplied by a well with automated treatment system, and a reverse osmosis system for drinking water. For equestrian or livestock pursuits, the property features pipe fencing, shelters, corral and renovated pastures. This exceptional property blends comfort, space, and functionality—offering everything from a dream home to a fully equipped shop, all nestled in nature and ready to support your lifestyle vision.