



GRASSROOTS
REALTY GROUP

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19239 Township Road 460
Rural Camrose County, Alberta

MLS # A2243731



\$429,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,085 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	2.50 Acres		
Lot Feat:	Back Yard, Brush, Garden, Landscaped, Lawn, Pasture, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	34-45-19-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: Play center

Quiet Country Living only 10 minutes to Camrose! This 1960's 3-bedroom home was moved from Calgary in 2021 onto a brand new ICF basement complete with functioning in-floor heat and bathroom rough-in. This home has been extensively updated: new shingles, new siding with foam insulation behind it, new windows, new furnace, new hot water heater with new heat exchanger and pumps for in-floor heat, all new plumbing, all new wiring including panel, new septic tank, new well pump, pressure tank and control system. Numerous outbuildings including a heated shop, cold storage, machinery shed, hay shed as well as large hobby shop with an old-fashioned wood stove for those cold winter days. Seller recently installed new generator switch if you wish to have back up power. Unlike most homes this age, this home is move in ready!