



**GRASSROOTS**  
REALTY GROUP

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20042 Township Road 472  
Rural Camrose County, Alberta

MLS # A2248914



**\$854,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,680 sq.ft.	Age:	1982 (43 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	13.84 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Private, S		

Heating:	In Floor, Forced Air	Water:	Cistern
Floors:	Carpet, Vinyl	Sewer:	Open Discharge
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	GA
Foundation:	Poured Concrete	Utilities:	-

**Features:** Beamed Ceilings, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Looking for an acreage only minutes out of town? Here it is! This stunning large bungalow with just over 13 acres of land may be just the property you've been waiting for. From the moment you enter this truly remarkable home you'll notice the bright and spacious floor plan that flows from front to back. The main floor boasts a nice front living room, excellent kitchen/dining space, a formal dining room, 3 bedrooms, main floor laundry room and another rear family room with a beautiful brick fireplace. The primary bedroom has a walk-in closet and 3pc ensuite. The lower level is fully finished and includes a wide-open family and entertainment room, wet bar with fridge and stove, Stunning fireplace with custom cabinetry built-ins, flex room, office space, three more bedrooms, 3pc bathroom with custom tiled shower, an excellent storage space and in-floor heating. Outside is an oasis with rear back deck, wonderful large garden, a quonset that needs work but could make a very usable space and lots of trees, making this acreage truly a must see. Acreages of this size, quality and location to town don't come on the market that often. A one-of-a-kind property at a remarkable price!