



GRASSROOTS
REALTY GROUP

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**49221 Secondary Highway 623
Rural Camrose County, Alberta**

MLS # A2252025



\$379,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,036 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	Many Trees, Private, See Remarks, Treed, Views		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Metal
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	Ceiling Fan(s)

Water:	Well
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	17-49-20-W4
Zoning:	A
Utilities:	-

Inclusions: N/A

Nestled in a private and peaceful setting, this acreage offers just under 3 acres of countryside living, perfectly located with convenient access to the Edmonton International Airport, Camrose, and Hay Lakes. Enjoy views of the surrounding farmland in a quiet, rural atmosphere that provides both tranquility and space to breathe. Possibility to build your dream home on this property or reside in the situated 2-bedroom mobile home. You will also find a detached double garage and outbuildings—perfect for storage, hobbies, or small-scale farming. This is an excellent opportunity for those seeking the balance of country living with urban amenities just a short drive away.