



GRASSROOTS
REALTY GROUP

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46559 Range Road 192
Rural Camrose County, Alberta

MLS # A2253132



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,865 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	5.02 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, F		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: Well

Floors: Laminate, Linoleum

Sewer: Holding Tank, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 35-46-19-W4

Exterior: ICFs (Insulated Concrete Forms), Stucco, Wood Frame

Zoning: General AG

Foundation: ICF Block

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: fridge, washer, dryer, microwave, double oven, gas cook top, range hood, fridge in basement, garage door opener, theater room couches

Only 10 minutes from Camrose and just 400 meters off paved roads, this beautifully landscaped and fully finished 5.02-acre property offers the perfect blend of peaceful country living and modern amenities. Built in 2012, the over 1800 square-foot bungalow is finished top to bottom and designed for both comfort and function. Inside, you'll find a bright, open-concept layout with east-facing windows that fill the home with natural light. The inviting dining area leads into a spacious kitchen featuring stainless steel appliances, a gas cooktop, double oven, corner pantry, and an abundance of cabinetry and counter space. The living room is warm and welcoming, highlighted by a two-way gas fireplace that flows into the primary suite. This private retreat includes a walk-in closet and a luxurious 5-piece ensuite with heated floors, a walk-in shower, and a clawfoot tub—the perfect place to unwind. A second bedroom on the main floor provides flexibility for a nursery, office, or guest room, while the main-floor laundry and 2-piece bath are conveniently located off the heated double attached garage. The fully finished basement offers even more living space with large windows, a huge family room that could easily accommodate a bar, two generously sized bedrooms, a 4-piece bath, and a soundproofed media/theatre room ideal for movie nights. A large storage area ensures there's space for everything, from seasonal décor to canned goods. Step outside to enjoy country living at its finest. The 18' x 22' covered, maintenance-free deck is perfect for morning coffee or evening gatherings. The yard is beautifully landscaped with mature trees, a fenced dog run and cross-fenced area for pets or children, a fountain pond, and a fire pit for cozy nights under the stars. For those who need workspace or storage, the 48' x 64' heated shop is a

dream—complete with tin walls, 220 power, water access, and enough room to park an RV indoors. The property also offers potential for RV storage income, making it as practical as it is beautiful. Additional features include hot water on demand, central air conditioning, in-floor heating in the ensuite, and a heated 26' x 30' double attached garage. This meticulously cared-for acreage truly combines rural tranquility with modern convenience—an exceptional opportunity just minutes from the city.