

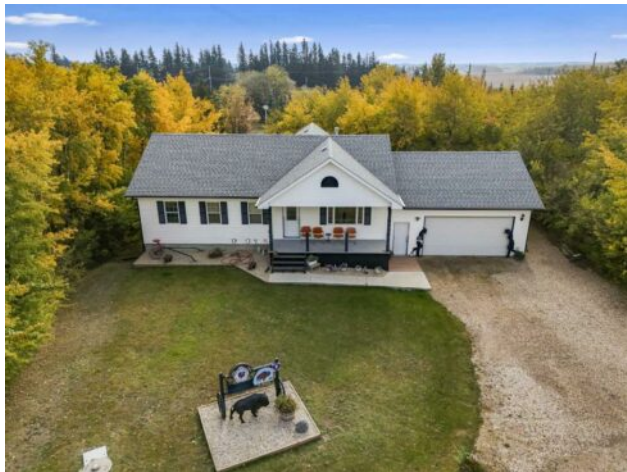


**GRASSROOTS**  
REALTY GROUP

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**321 Allen Street (Braum)  
Rural Camrose County, Alberta**

**MLS # A2262019**



**\$549,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.50 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Country Residential 1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Corner desk in basement, 2 metal filing cabinets at buyer's discretion

IMAGINE&hellip; a FULLY PRIVATE acreage with a NEWER HOME that has CITY WATER AND SEWER just minutes from Camrose in Braim Subdivision. Imagine 1,320 square feet built for YOU! Coming home, you will love pulling into a 26x26's garage with in-floor heat. You will walk into a COUNTRY KITCHEN with walk-in pantry and an island complete with pull out drawers. You can prep a meal while visiting with family and guests. The living room has a gas fireplace to keep the cooler nights feeling cozy and comfortable. The master suite has a separate shower and jet tub with a vanity large enough for two people to get ready at the same time. The custom built walk-in closet provides lots of options for hanging or folded clothes. Another bedroom and MAIN FLOOR LAUNDRY complete the main floor. The lower level has large windows for TONS of natural light. There is a MASSIVE family room and a large bedroom. There is a 3 piece bathroom and a storage room that would make a cold room the envy of anyone who cans or gardens! Outside, the south facing covered deck opens up to a completely treed, private yard. There is an open area to enjoy a fire or watch Purple Martins! You will love the effort they put into planting the trees to make this your true OASIS. There is opportunity to put your taste into the flooring of the basement, add an extra bedroom and how you wish to finish the garage. This home has both forced air and in-floor heat (basement and garage). Shingles were done 2024. Hot water is on-demand. WELCOME HOME!