



**GRASSROOTS**  
REALTY GROUP

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**20459 484 Township  
Rural Camrose County, Alberta**

**MLS # A2266505**



**\$699,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b> 1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Detached	
<b>Lot Size:</b>	8.70 Acres	
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Many Trees	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	GA
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar		
<b>Inclusions:</b>	Hot Tub (AS IS)		

Escape to this incredible 8.7-acre haven, perfectly blending seclusion and convenience. Located just 20 minutes from Camrose, this well-kept home boasts impressive features and thoughtful touches... \*Key Highlights:\* - Private and meticulously groomed yard, perfect for outdoor enthusiasts - Heated triple car garage and 30x40 shop with 12-foot door for projects and storage - Expansive two-tiered covered deck for al fresco dining and sunset views - Spacious interior with cherry maple wood cabinets, soft-close drawers, and convenient island - Cozy sunken living room with gas fireplace, ideal for family gatherings - Main floor laundry and 3 bedrooms, 2 bathrooms, with additional 2 bedrooms and 3-piece bath in the basement - Enormous games room with dry bar, shuffleboard, and pool table – it's a recreational paradise! - Convenient walk-out door from the basement to the beautiful yard, featuring a huge garden and cozy fire pit area. Just minutes from Hay Lakes and an easy commute to Edmonton or Airport.