



GRASSROOTS
REALTY GROUP

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20459 484 Township
Rural Camrose County, Alberta

MLS # A2266505



\$699,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,460 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 8.70 Acres | | |
| Lot Feat: | Fruit Trees/Shrub(s), Garden, Many Trees | | |

| | | | |
|-------------|----------------------------|------------|--------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Holding Tank, Pump |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | GA |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Dry Bar | | |

Inclusions: 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.