



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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 (45 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.