



GRASSROOTS
REALTY GROUP

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

46037 Range Road 183
Rural Camrose County, Alberta

MLS # A2267601



\$765,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,682 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, RV Access/Parking, See Remarks, Workshop in Garage		
Lot Size:	7.31 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Landscaped, Many Trees, Private, See Remarks		

Heating:	Boiler	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	3-46-18-W4
Exterior:	Stucco	Zoning:	A
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Standup freezer in the house, garden shed, greenhouse, workshop, playcenter, fire pit

A RARE find just off pavement and close to Camrose — this exceptional acreage truly has it all! The massive 134' x 30' shop features three huge bays, all with concrete floors: one with sliding doors, perfect for large equipment or storage; another heated with two oversized overhead doors; and a third with three overhead doors, offering endless options for RV storage, vehicle work and hobbies. A stainless steel prep kitchen with a walk-in cooler and a 9x10 smoke shed makes this a dream for hunters or meat smokers alike. The barn is absolutely stunning inside and out, complete with a finished loft, bathroom, and flexible office or storage space — or easily converted back into an animal barn if you wish. You'll also find a 24x12 heated woodworking shop, a 10x12 greenhouse, all surrounded by wide-open space to run and explore. With power and water hookups for RVs, it's perfect for hosting family gatherings or creating your own private retreat. The beautifully designed home features decks on three sides, an open-concept kitchen, living, and dining area filled with natural light. Modern lighting set the tone, complemented by a stylish kitchen with a gas range, and spacious pantry. Down the hall are three bedrooms plus an office, a 2-piece bath, a laundry area with sink, and a 5-piece main bath — the perfect blend of rural charm and modern comfort.