



**20203 Twp Rd 460**  
**Rural Camrose County, Alberta**

**MLS # A2268256**

**\$875,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,522 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	9.22 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lawn, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Concrete, Tile, Vinyl Plank	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	34-45-23-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Rural Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Sump Pump(s)		

**Inclusions:** 2nd house - treadmill in basement stays, fridge, stove, dishwasher

Packed with history, and refreshed with modern updates, this acreage is unlike anything else out there. The main home, once a historic residence, was moved to the property and set on a solid modern basement with 9.5' ceilings. Inside you'll find lots of updates including freshly renovated bathrooms, new paint, main-floor laundry, a cozy gas fireplace in the dining area, and a boot room big enough to make any rural Albertan proud (with laundry and a bathroom nearby!). The primary suite features a new 4-pc ensuite, plus 5 additional bedrooms upstairs and 2 more in the basement. A large south-facing deck off the living room offers beautiful views towards the river valley. So much forward-thinking went into this home. It's wired and ready if you ever want A/C, set up for a future garage with living space above, laundry plumbing in the storage room and dyed concrete in the basement that could look like marble with a finishing coat! Step outside where the property itself has stories, space, and serious wow-factor. It's located beside a quiet government access road; main house has new septic mound (2024), and each home has its own well with the main house boasting an impressive 25 GPM flow rate. There's a massive 50x90 Quonset on asphalt with 100-amp service, a super cute gazebo with wood-burning stove, cross-fencing and pens for animals, walking & quadding trails through the valley and leading down to the river, and wild raspberries, saskatoons & fruit trees tucked along the way. Even a 1900s ranch-hand cabin (now a shed) adds to the story. To top it off, there is a second 4-bedroom 1948 home full of charm on the property with great features; triple-pane windows, boiler heat, an old-school ice room & cold room. Peaceful, practical, and truly one-of-a-kind — this is a property you have to experience to appreciate. Come

see it&hellip; you&rsquo;ll fall for it before you hit the end of the driveway.