



GRASSROOTS
REALTY GROUP

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49021 Range Road 203
Rural Camrose County, Alberta

MLS # A2273532

\$685,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,532 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking, Single Garage		
Lot Size:	5.71 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Private, See Rema		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-49-20-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Wet Bar		

Inclusions: N/A

Nestled just north of Camrose and east of Hay Lakes, this beautifully maintained acreage sits just off the highway and offers an exceptional blend of comfort, functionality, and country charm. The property is fully equipped with a perimeter fence, a dug-out, a drilled well, plus a secondary well that remains useable. Ideal for livestock or hobby farming, it features corrals, a horse shelter, and a heated 16' x 24' shop/garage complete with hot and cold water. An RV parking area with its own septic dump and power adds extra convenience. The grounds are well kept, providing a peaceful setting for the warm, inviting 5 bedroom bungalow home. Inside, you'll find an open-concept layout highlighted by maple cabinets, a large walk-in pantry, vaulted ceilings, and a bright bay window in the primary bedroom, which also includes a luxurious 5-piece ensuite with a soaker tub. Main-floor laundry option adds everyday ease. The fully finished basement boasts a high-efficiency furnace, a boiler with heat-on-demand for the underfloor system, ceiling tiles, pot lights, a family room with a wet bar, recreation and games rooms, a laundry/utility room, a cold room, two spacious bedrooms, and a 3-piece bath with a 5-foot walk-in shower—perfect for comfortable rural living with every modern amenity.