



**GRASSROOTS**  
REALTY GROUP

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**49021 Range Road 203**  
**Rural Camrose County, Alberta**

**MLS # A2273532**



**\$685,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, RV Access/Parking, Single Garage		
<b>Lot Size:</b>	5.71 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Private, See Rema		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	3-49-20-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.