



GRASSROOTS
REALTY GROUP

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45459 Range Road 205
Rural Camrose County, Alberta

MLS # A2278361



\$339,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	917 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	3.16 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Many Trees, P		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	29-45-20-W4
Exterior:	Cedar	Zoning:	A
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: 2015 John Deer ride-on Lawn tractor, Gazebo

Welcome to this cozy farmhouse with tin roof perfectly situated between Camrose and New Norway. The yard welcomes you with a large amount of fruit trees, raspberry bushes and garden boxes for your summer feast. A double natural gas heated garage with 220 amp power is steps away to this quaint home. It has 2 bedrooms up with newly renovated main floor laundry and 3 piece bathroom, central AC, new furnace and matching laminate throughout. The unfinished basement has opportunity for a bedroom, start of a 3 piece bathroom and plenty of room for storage. This home has had numerous recent updates including windows, Hot water tank, cement pad, and new Septic tank and field. This home would be a great space for a hobby farm or to house a few small animals.