



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
Floors:	Laminate, Linoleum
Roof:	Metal
Basement:	Partial
Exterior:	Cedar
Foundation:	Block
Features:	See Remarks

Water:	Well
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	29-45-20-W4
Zoning:	A
Utilities:	-

Inclusions: N/A

Welcome to this cozy farmhouse 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 heated garage 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 partially finished basement has opportunity for a bedroom, start of a 3 piece bathroom and room for more living space or storage. This home has had numerous recent updates including windows, HWT, cement pad, and new Septic tank.