



**309 Park Street  
Rural Camrose County, Alberta**

**MLS # A2285795**



**\$769,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Paved, See Remarks, Triple Garage Detached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Garden, Landscaped, Lawn, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	11-47-20-W4
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Patio umbrella, Reverse Osmosis, Garburator, Hot Tub, Fire-pit, Shed, 2 Video door Bells, Remote LED Lighting on the exterior Soffits, All Motion sensor lights throughout Property.

DO YOU Want AN ACREAGE in Braim subdivision only 2 miles from Camrose.

This is A one of a kind Beautiful acreage living just minutes from Camrose! This spacious home offers 1,740 sq. ft. on the main floor, compliments by a fully developed, functional walkout basement—perfect for family living and entertaining. The home features upgrades throughout with new appliances, upgraded siding, new Maintenance free deck, 3 Gas Fireplaces, a new furnace and air conditioning for year-round comfort and so much more to see. Step outside and enjoy the new deck or having a relaxing evening in the hot tub with another patio area to unwind with your Beverage of Choice overlooking your property enjoying the extensive landscaping filled with mature trees and vibrant perennials, garden spot and outdoor fire-pit. The property also includes a triple car heated garage and a well-designed paved driveway, providing ample space and convenience for parking and the RV Trailer. Property is Serviced with Municipal WATER & SEWER and this acreage offers the perfect blend of country living with modern amenities—all in a prime location close to Camrose City 2 minutes away. This home has Too many WONDERFUL features to list on this property and therefore you should come and check it out in person. A Must to see if your looking for acreage living and with the city conveniences.