



**21078 Township Road 461  
Rural Camrose County, Alberta**

**MLS # A2297567**



**\$599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,295 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.20 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Private, See Remarks, Treed, Vi		

<b>Heating:</b>	Boiler	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-46-21-W4
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Natural Woodwork, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s)		
<b>Inclusions:</b>	send, Adirondack chairs(2), wood burning stove, attached shelving		

Tucked away on a private 2.2-acre parcel, this charming wood-framed home offers the perfect blend of warmth, character, and space. Featuring 4 bedrooms and 3 bathrooms, the home showcases beautiful natural woodwork both inside and out, creating a timeless and inviting atmosphere. Vaulted wood ceilings enhance the open-concept layout, filling the main living areas with light and rustic elegance. The spacious kitchen, dining, and living areas flow seamlessly—ideal for both everyday living and entertaining. An upper-level bonus room provides flexible space for a family room, office, or retreat. Completing the property is a double attached garage and serene surroundings that offer privacy and room to enjoy country-style living at its finest. 10 minutes to Camrose and New Norway