



**21136 TWP RD 441**  
**Rural Camrose County, Alberta**

**MLS # A2301146**



**\$430,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.78 Acres		
<b>Lot Feat:</b>	Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** Lawn Mower

Affordable Acreage Living with a lot to offer. Only 25 minutes to Camrose and barely a mile of gravel. 5.78 acre parcel well equipped with private treed-in yard site and excellent treed perimeter with gorgeous views of the rolling hills to the North and South. Solid family home measures just over 1000 sqft and features newer flooring throughout, some new windows on the upper, modest bathroom updates and cozy 10x22 covered porch. Property has new perimeter fencing and cross fenced to allow for a couple grazing areas. 24x30 garage with gas, older barn/quonset and 30x90 open air pole shed with metal cladding. Well and Septic Field new in approximately 2002. Excellent opportunity for a starter acreage with good set up for a few animals.