



46281 Range Road 210
Rural Camrose County, Alberta

MLS # A2102612



\$514,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,322 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	1.07 Acres		
Lot Feat:	Many Trees, Private		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Water: Cistern

Floors: Carpet, Laminate, Linoleum

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 18-49-20-W4

Exterior: Concrete, Wood Frame

Zoning: Residential

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: None

IMAGINE… a 1,322 sq ft bungalow nestled in a mature treed site located 3.5 miles from Camrose’s Ring Road… It’s on the west side of town and it’s NOT IN A SUBDIVISION = PRIVACY & QUIET! This 2001 build is an open concept home. It is PERFECT for someone who wants the privacy of country living without a ton of work. A front porch welcomes your guests with room to sit down and remove coats and shoes. The kitchen allows you to visit with family or friends while you get ready for the day or entertain guests. The covered deck is on the SE side of the home – letting you enjoy the morning sunshine or sheltering you from any inclement weather. The living room is big enough to handle family gatherings. The master is complimented by a LARGE walk-in closet complete with built in shelving. Another bedroom, an office with built in cabinets and an oversize 4 piece bath finish the main floor. On the lower level you will appreciate a family room big enough to host a wedding! There is a large bedroom and another 3 piece bathroom. This home boasts TRIPLE PANE WINDOWS, new shingles, forced air heat plus cozy in-floor heating. The deck is covered with Dura Deck to reduce maintenance. You will LOVE the 30x26 garage!! This is a quiet acreage just off the Ring Road on road that has very little traffic so you will love the proximity to Camrose without the traffic or neighbours. Welcome Home!