



47308 21 Highway
Rural Camrose County, Alberta

MLS # A2106200



\$960,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Split Level		
Size:	2,438 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	26.89 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Lawn, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	23-47-21-W4
Exterior:	Wood Frame	Zoning:	GA
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: none

WOW! That's what you will say when you see this amazing acreage just 11 minutes from Camrose on pavement. This custom home , built in 2021, rests on 26.89 acres and has all the bells and whistles you could ever want. Start with the generous sized covered deck at the front door and enter into an amazing open floorplan with huge kitchen, Island and plenty of cupboards. The view out the windows is breath taking. The living room features a fireplace, vaulted ceilings and patio doors to an upper covered deck with a view. off the living room is to large bedrooms and a 4 pce bathroom. On opposite side you will find a glorious Primary Bedroom with walk in closet and 4 pce ensuite. You will love the spacious main floor laundry room . But that's not all ! Need some more space? The bonus room above the garage offers plenty of opportunities for a games room, additional bedroom or family room. The huge double garage offers plenty of room for your toys. Need more? The insulated 32X64 shop has a newly poured concrete floor. The secondary house on property could offer some additional options of your choosing.