



21337 Township Road 441
Rural Camrose County, Alberta

MLS # A2109956



\$757,000

Division:	Little Beaver Lake Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,243 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, RV Access/Parking		
Lot Size:	10.16 Acres		
Lot Feat:	Landscaped, Private		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	LR
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, High Speed Internet, Phone
Features:	Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Dryer, Washer, Central Vac, Window Coverings, Various Water Collection Containers, Deep Freeze in House, Purple Martin House

FULLY DEVELOPED ACREAGE WITH WELCOMING HOME & ROOM FOR HOBBIES! With over 10 acres you will find a lot of detail to appreciate. Beautiful 2,243 sq ft home with an over-sized 30x30 garage is surrounded by mature trees & so much more. Move in ready, this one level bungalow offers an abundance of bright, clean living space. Appreciate the open concept living & dining areas. Ideal for hosting large family gatherings. You'll be led into the back four season sun room that's complemented by a cozy wood burning stove. Beautiful white country style kitchen comes with quartz counter tops & stainless steel appliances. Stove & Dishwasher new in 2022. Reverse osmosis located under kitchen sink. High ceilings offer you more depth & luxury. Conveniently located den is ideal for home office or craft room. Two spare bedrooms for when company comes. Large primary bedroom, 3 piece en suite with princess tub, walk-in closet. Main floor laundry is incredibly with washer & dryer (new in 2023) sitting on pedestals is handy. Home is sitting on ICF foundation with a clean 4' crawl space. In-floor heating (boiler system) through out gives you three independent zones (sunroom, kitchen & den, bedrooms). Exterior gives you more quality with CanExel siding, covered front porch (maintenance free surface), expansive back deck (maintenance free surface). Discover the insulated & heated 30x40 shop with concrete floor & functional solar panels that draw power from the sun. 16x28 indoor pool attached to the back side of the garage is used 12 months a year, ideal refuge for those who like lounging in warmth. 12x16 full insulated selling shack. Dugout is aerated & is stocked with rainbow trout. Natural spring behind swimming pool. Front entrance gate (20') with remotes included for your own safety & peace of mind. Yard is fully fenced so you won't have to worry

about that wandering dog. The yard is suprisingly easy to maintain. Neighbor also takes care of the hay for you. So much detail, so much value. This property is in the middle of everywhere & must be seen to be appreciated! Water source is a well. Septic is a field.