



GRASSROOTS
REALTY GROUP

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210, 43336 Range Road 215
Rural Camrose County, Alberta

MLS # A2116918



\$135,000

Division:	Sunset Heights		
Type:	Residential/Cabin		
Style:	Bungalow		
Size:	782 sq.ft.	Age:	1986 (38 yrs old)
Beds:	2	Baths:	1
Garage:	Converted Garage		
Lot Size:	0.99 Acre		
Lot Feat:	Cleared, Irregular Lot, Landscaped		

Heating:	See Remarks	Water:	Well
Floors:	Laminate, Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	Lake Resort
Foundation:	Other	Utilities:	-
Features:	Vaulted Ceiling(s)		
Inclusions:	Fridge, Stove		

The Perfect Retreat in Sunset Heights just off Red Deer Lake. Have a look at this beautiful property featuring a 1986 cabin with recent addition and a new well in 2021. This property comes on a double lot and set up perfectly as a campers getaway with the benefit of the cabin providing 3 season comfort. The cabin is set up with a composting toilet, propane hot water tank, electric baseboard heat and a wood stove (consider a 4season option with gas at the road). The cabin has seen some window updates, vinyl plank/laminate flooring, a 3pc bath, 2 bedrooms and even a loft area for a daybed. Take advantage of the storage and parking with a 20x30 tarp shed plus various sheds. The perfect getaway with an option for full time living - it doesn't get any better!