



GRASSROOTS
REALTY GROUP

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47159 833 Highway
Rural Camrose County, Alberta

MLS # A2119686



\$555,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,092 sq.ft.	Age:	1961 (63 yrs old)
Beds:	5	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	2.61 Acres		
Lot Feat:	Gazebo, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s), Vinyl Windows		

Inclusions: Window Coverings

Live the acreage life with the conveniences of city living in the Camrose adjacent subdivision of Braim! This 5 bedroom, one bath home sits on just over 2 and a half acres less than one kilometer from Camrose. Featuring 3 bedrooms on the main level with a large living room with a wood fireplace, well designed kitchen and separate dining room. In the basement you’ll discover two more bedrooms, a spacious laundry and an enormous den for the kids to play or to entertain in! On the east side of the house you’ll enjoy a 14 x 10 sunroom off the rear entrance, on the north side there is a newer large deck for your enjoyment and a natural gas line for your BBQ’ing pleasure. On the acreage you’ll also have the luxury of a heated oversized double garage and three great storage sheds. With over 2 and a half acres of space at your disposal and city water and sewer, you’ll love the privacy and convenience of Braim!