



**19429 Highway 13**  
**Rural Camrose County, Alberta**

**MLS # A2126179**



**\$929,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,724 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	13.17 Acres		
<b>Lot Feat:</b>	Farm		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Attached shelving in garage, playhouse, gates and fencing

Discover this versatile 13-acre property with a 1,724 sq ft home, a 160' x 72' x 16' high complex with heat, water, sewer and office space plus other outbuildings. This property is ideal for transformation into a Premier Event Center, like a wedding venue or reception hall, a Commercial/Sales Center or even a RV/Marine Storage Facility offering significant revenue opportunities. The business opportunities are almost limitless with the property being right on pavement and within 4km of the City of Camrose. The main complex is 120' x 72' x 16' high, it is built to commercial standards and currently used as storage. It could be further finished for a large showroom, shop space with lots of headroom or whatever you dream of! The 40' x 72' x 10' H front section is perfect for hosting events as it is fully heated and plumbed including office space, a wash bay, and large mancave. There are non-structural walls dividing each section that can be removed, allowing for easy customization. This acreage is your private oasis! The house has been tastefully updated and boasts a large open concept dining room and kitchen with a massive island for hosting family and friends or you can cozy up in front of the wood-burning fireplace. The garden doors open onto the privacy of the large south-facing deck. There are 3 bedrooms on the main level with two updated baths. The back entrance has tons of space with a 3 piece bath and laundry. The oversize living room and open office area offer space for everyone. The fully developed lower level boasts an expansive family room plus two bedrooms and another 3 piece bath for a total of 5 bedrooms and 4 bathrooms in this well maintained home!! Outside you will love the oversize garage for vehicles, yard equipment and tools. The huge yard allows for fun and activities for the whole family. Another heated barn has 4 box-stalls

and 3 tie-stalls with asphalt floors as well as a feed/tack room. Other buildings include a hay shed and a playhouse for the kids. This PRIME LOCATION is perfect for the family ready for the freedom of country living or for the entrepreneur ready to make their dreams come true. You have to see this this 13 acre PIECE OF HEAVEN to understand all it has to offer. THIS PROPERTY REPRESENTS ENDLESS POSSIBILITIES WITHIN 4 KM OF CAMROSE ON PAVEMENT!!