



**21057 Township Road 454
Rural Camrose County, Alberta**

MLS # A2126412



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,449 sq.ft.	Age:	1905 (119 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	21.42 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Pasture, Private, Tre		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Vinyl, Vinyl Plank	Sewer:	Holding Tank, Pump, Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	24-45-21-W4
Exterior:	Mixed	Zoning:	R
Foundation:	Poured Concrete, See Remarks	Utilities:	High Speed Internet
Features:	Pantry, Storage		

Inclusions: Gates, riding arena panels

Discover the charm of rural living with this enchanting 21.42-acre homestead, nestled in the heart of the countryside. This retreat is perfect for those dreaming of a hobby farm, complete with a welcoming flock of chickens and ducks. The property boasts a variety of pens and pastures, ready to accommodate a range of animals or horses. Step into the spacious family home built in 1905, preserving many of its original features. The entryway offers a practical nook to shed your boots, leading to an inviting living room adorned with a stunning West-facing bay window. The dining area has ample space for entertaining and connects to the living room and the updated kitchen. The kitchen featuring newer cabinets, butcher block countertops, a stylish backsplash, vinyl plank flooring, and an updated sink. Adjacent to the kitchen, find a convenient 2pc bathroom and an expansive pantry. The rear extension of the home reveals a versatile space, including an additional bedroom, a 4pc bathroom, a substantial laundry room with potential for conversion into another bedroom, and a bonus room ripe for transformation into a private suite, a home business, or an extension of the kitchen. Ascend to the upper level where three generously sized bedrooms await, alongside another 4pc bathroom, offering comfort and privacy for all family members. The outdoor space is a testament to the property's heritage, featuring a metal barn, a practical shed, and a vast garden area for your green thumb to flourish. There are fruit trees throughout, raspberry bushes, two rhubarb patches and more. Perfectly positioned on a main bus route and within the New Norway School district, this property promises a blend of serene country living with the convenience of accessibility. Welcome to your new family haven, where dreams take root and memories are waiting to be made