



**47216 Range Road 200**  
**Rural Camrose County, Alberta**

**MLS # A2129488**



**\$849,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Electric Gate, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	16.73 Acres		
<b>Lot Feat:</b>	Cleared, Fruit Trees/Shrub(s), Front Yard, Garden, No Neighbours Behind, LA		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	13-47-20-W4
<b>Exterior:</b>	Brick, Stone, Wood Frame	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to a slice of paradise nestled on 16.73 acres of pristine land, mere minutes from the vibrant city of Camrose. This exceptional property offers the epitome of luxurious rural living with ideal proximity to town, boasting a stunning 1,482 square foot raised bungalow with Brick Masonry exterior. As you approach, a triple car heated and attached garage beckons, equipped with hot and cold water plus a sink &ndash; perfect for tinkering on projects or washing up after a day outdoors. But the surprises don't end there. Adjacent to the garage stands a colossal 40 x 60 heated shop, a haven for any hobbyist or entrepreneur. A 14' x 14' bay door ideal for those looking to work on and store large equipment. A second 10' x 12' door on the side for your convenience. Step inside to discover an open concept kitchen, dining, and living area meticulously designed for both style and functionality. A gas range and sleek quartz countertops elevate the culinary experience, while a cozy gas fireplace infuses the living space with warmth and charm. You will also enjoy the abundance of natural light the new living room windows provide. Venture outdoors to find a haven of relaxation and entertainment. A covered front porch welcomes you, while a sprawling deck boasts a built-in gas BBQ, ideal for hosting summer soirées. Gather around the fire pit for cozy evenings under the stars. The main level offers two spacious bedrooms, each boasting walk-in closets and en-suites for ultimate comfort and privacy. Need more space? Descend to the fully-finished basement, where two additional bedrooms, a home office, and a sprawling entertainment area await. With in-floor heating every corner exudes comfort and luxury. Did I mention the central air conditioning? Just another added comfort. Outside, the possibilities are endless. Lose yourself in the

vast garden, cultivating fresh produce for farm-to-table meals. With quality craftsmanship evident in every detail, this home promises a lifestyle of unparalleled elegance and convenience. Don't miss your chance to create cherished memories in this idyllic retreat. Embrace the tranquility of rural living without sacrificing modern comforts. Your dream home awaits, just minutes from the heart of Camrose.