



**21168B 470 Township
Rural Camrose County, Alberta**

MLS # A2134035



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,026 sq.ft.	Age:	1960 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	2.18 Acres		
Lot Feat:	No Neighbours Behind, Many Trees, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	2-47-21-W4
Exterior:	Stucco	Zoning:	Country Res
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	See Remarks		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher

This charming 3 bedroom, 2 bathroom bungalow is situated on a spacious 2.18 acre property with mature landscaping. Located just a short 5 minute drive west of Camrose, it offers an excellent location that combines the tranquility of acreage living with the convenience of being close to town. Inside the home, the main floor features a kitchen with an eating bench and stainless steel appliances. The living room offers a good amount of space, providing a comfortable area to relax and unwind. Additionally, there is 2 bedrooms and an updated 4-piece bathroom on the main floor. The basement features a family room, a third bedroom for this home and a newly refreshed multi-purpose bathroom and laundry area, providing added convenience and functionality. Outside, residents can enjoy their morning coffee on the inviting 9.11x7 front porch, overlooking the scenic surroundings. The property also includes a detached 22x32 garage, providing ample space for storing tools, vehicles or a lawn tractor. The property boasts numerous updates, making it a desirable option for those seeking a move-in ready home. Some key improvements include a new well with trickle system into a cistern and pressure system, a new furnace and hot water heater installed 3 years ago, new windows approximately 6 years ago, and a roof resingled 8 years ago. These updates ensure both functionality and energy efficiency. With its excellent location, updated features, and acreage living at its best, this property offers a unique opportunity to enjoy the best of both worlds - a peaceful rural setting with easy access to the amenities of Camrose. Don't miss out on the chance to make this bungalow your new home!