



**173 43336 Range Road 215**  
**Rural Camrose County, Alberta**

**MLS # A2136193**



**\$249,000**

<b>Division:</b>	Sunset Heights		
<b>Type:</b>	Residential/Cabin		
<b>Style:</b>	Cottage/Cabin		
<b>Size:</b>	621 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Golf Cart Garage, Gravel Driveway, Guest, Parking Pad, F		
<b>Lot Size:</b>	0.62 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Beach, Conservation, Cul-De-Sac, Environme		

<b>Heating:</b>	Baseboard, Electric, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle, Metal, Mixed	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, See Remarks, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, High Speed Internet, Natural Ga
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Natural Woodwork, No Smoking Home, Vinyl Windows		

**Inclusions:** hot tub with gazebo/2 tiered deck, storage shed beside cabin with over head door, 24 foot sports master trailer, 10x20 vinyl covered shed with overhead door, 19 foot diameter ROSCO grain bin converted into Gazebo with fire pit, 8x12 playhouse/shed, 10x20 tool shed with extended roof, outhouse

Looking for a place to escape the hustle and bustle? Look no further. Sitting on just over half an acre with mature trees sheltering most of the perimeter is the sweetest cabin and lands that look out onto Red Deer&nbsp;Lake. Located 35 mins from Camrose, 17 mins from Bashaw and 11 mins from Ferintosh is this great opportunity for you as well as your entire family. As you turn into the gravel driveway the first thing you will notice is the beautiful peekaboo view of the lake coming through at the end of the property. It is at this point each family member is going&nbsp;to notice something different about this beautiful well cared for property. On your left and half way down the lot is a one of a kind, handmade cabin with the conveniences&nbsp;of a full kitchen,&nbsp;wood burning stove, washer/dryer, flush toilet as well as a shower/tub. On the right side of the property is a large hot tub, deck&nbsp;and gazebo that looks across the yard making it a perfect spot to enjoy a morning coffee or a glass of wine at sunset. Some might be excited to check out all the storage areas and the work sheds. Imagine all the projects you can complete under the covered work space that&nbsp;sits just in front of the large family firepit area. Others might notice the 2 fully serviced trailer hook ups areas as well as the Sport Master trailer and deck that is&nbsp;included with this property. But for most it is ROSCO that sits proudly in the northwest corner of the lot. ROSCO was a 19 foot in diameter grain bin that was converted into a 4 season outdoor family gathering space with electricity and a firepit. Recently there have been&nbsp;many playoff hockey games watched in ROSCO&nbsp;regardless of the weather conditions.&nbsp;Things to note:&nbsp;Water is from a well with plenty of soft water. There is an under-counter R.O. system for plenty of fresh drinking water in the cabin. There is electric&nbsp;heat in

the cabin bathroom. The sewer from the cabin and 2 R.V. pads are connected to a 1750 gallon holding tank. There is a 3rd RV area with power and a hose for water making this a great area for friends and families to visit with their trailers. Lots of parking. Quiet and friendly neighbourhood. This is what is being sold; hot tub with gazebo, 2 tiered deck with screen covered gazebo, storage shed beside cabin with overhead door, 24 ft. Sport Master trailer and deck in front, 10x20 vinyl shed, 19 ft diameter ROSCO, 8x12 playhouse/shed, 10x20 tool shed with extended roof, outhouse and cabin.