



18415 Township Road 432
Rural Camrose County, Alberta

MLS # A2138530



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	948 sq.ft.	Age:	1950 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	3.31 Acres		
Lot Feat:	Garden, Treed		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Holding Tank, Pump
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	8-43-18-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This cute & cozy acreage is the perfect starter or retirement home. Situated on 3.31 acres just 15 minutes from Donalda where they have the absolute best wings at Dino's and the World's Largest Lamp. Just 35 minutes from Camrose, the property is nicely treed with no neighbors to close by making it the perfect place to enjoy nature. Nice open concept kitchen and dining area with plenty of storage. The living room has a wood burning stove to help cut down on the winter heating costs and keep you warm. Primary bedroom is on the main floor with access to the 4pc bathroom. Upstairs you will find 2 smaller bedrooms, perfect for guests or a craft room. The basement is an open slate for you to possibly add another bedroom and family room. Outside there is a double detached garage and a separate storage shed.