



GRASSROOTS
REALTY GROUP

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47159 833 Highway
Rural Camrose County, Alberta

MLS # A2163790



\$499,995

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,096 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	2.61 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind		

Heating: Fireplace(s), Forced Air, Natural Gas, Wood

Water: Public

Floors: Carpet, Laminate, Linoleum

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 11-47-20-W4

Exterior: Vinyl Siding, Wood Frame

Zoning: res acreage

Foundation: Poured Concrete

Utilities: -

Features: Sump Pump(s), Vinyl Windows

Inclusions: 3 sheds, gazebo & screens, all appliances sold as-is

This property offers a wonderful blend of country charm and city convenience, perfect for creating a lifetime of memories. Situated in the desirable Braim area, this 5-bedroom home rests on 2.61 developed acres, providing ample space for all your family needs. Its prime location on the paved Hwy 833 makes for an easy commute as the City of Camrose is just minutes away! Ideal for car enthusiasts or those with a home business, the 28x26 double detached garage provides space to work and play. Enjoy year-round living with a cheerful side deck, complete with a gas line for BBQs. The 10x14 three-season porch offers stunning views of the property and is a prime spot for bird watching and a view of the two custom birdhouses for purple martins. Inside, the main floor includes three bedrooms, a 4-piece bath, a functional eat-in kitchen with ample cabinets, a dining area with deck access, and a bright, spacious living room. The basement provides two additional bedrooms, a large rec room, and a laundry room, along with plenty of storage space. The expansive acreage is perfect for family activities, whether it's hosting campouts, playing hide and seek, or building tree forts. It's a place where you can enjoy simple pleasures, like hanging clothes on the line and calling the kids in for supper with a dinner bell. This property offers the ideal mix of acreage tranquility and close proximity to city amenities. Welcome to your new home, where cherished family memories await!