



GRASSROOTS
REALTY GROUP

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41255 Range Road 211 A - E
Rural Camrose County, Alberta

MLS # A2169832



\$1,590,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	Lake		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Bashaw
Basement:	-	LLD:	13-41-21-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Mixed

Discover your dream getaway with this incredible property, featuring four residences! Nestled on a sprawling 151 acres of beautiful farmland, this stunning collection of log and cottage-style homes offers unparalleled opportunities for year-round living, summer retreats, or lucrative rental options. Main Log House: Rustic charm, complete with a beautiful stone-facing fireplace, perfect for cozy evenings. Four spacious bedrooms and three modern baths to accommodate family and guests. Enjoy the outdoors on a covered screened-in deck, and a full walk-out basement for added space and convenience. Attached to a double detached log garage via a convenient underground hallway. Charming Lake Cottage: A delightful cottage with direct lake access, featuring a private, treed yard for ultimate serenity. Ideal as a summer retreat or rental property, offering an escape from the hustle and bustle. Versatile Additional Home: 1.5-story home boasting 4 bedrooms and 2 baths. Expansive deck perfect for hosting summer gatherings while enjoying breathtaking lake views. Bonus Features: A large 36'x40' shop that's perfect for your hobbies or can be used for additional storage. A mobile home with its own beautiful yard, ready to provide income potential or accommodate guests. Plus, a 48'x70' Quonset with a 28'x32' concrete floor, situated within a secure 5-acre fenced compound currently utilized for storage and rental space. This one-of-a-kind property offers incredible versatility and endless possibilities. Whether you're looking to create a family compound, investment opportunities, or a tranquil retreat by the lake, don't miss out on this extraordinary chance to own a piece of paradise on the edge of Buffalo Lake. There is already a 12.49 Acre subdivision conditional approval in place that has been extended to April 2025 if a new owner chooses to finalize. \$3,540.00 Annual surface Lease

Revenue and an additional \$2,240.00 storage rent agreement in place.