



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**42474 Range Road 220 Range  
Rural Camrose County, Alberta**

**MLS # A2194903**



**\$1,750,000**

Division:	NONE		
Cur. Use:	-		
Style:	Bi-Level		
Size:	0 sq.ft.	Age:	-
Beds:	4	Baths:	2 full / 1 half
Garage:	-		
Lot Size:	156.00 Acres		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Bashaw
Basement:	-	LLD:	25-42-22-W4
Exterior:	-	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, See R
Features:	-		

**Major Use:** Barley, Fruits & Vegetables, Market Gardening, Mixed, Other, Wheat

Quarter section with 156 total acres, yard site with residence, and shop. Previous operated as a market garden. There is currently 130+- cultivated acres with excellent soil. Pride of ownership is evident throughout this property. The building site and market garden area is 10+- acres with 4 acres of strawberries, 1 acre of potatoes, .5 acre of beets, carrots, corn etc. There is also black currants, saskatoons, blueberries, haskaps, raspberries, cranberries and sour cherries. The scotch pine forest surrounding the yard provides a great wind break. The spacious 1554 sq. ft. bi-level home has a functional floor plan with 2 bedrooms, a 4 piece bath and a 2 piece bath on the main floor, a bright kitchen dining area with office, a large split level entry with laundry area including sink and cabinets. The basement level is a 2 bedroom suite with a large kitchen, in suite laundry and 4 piece bath. Both levels of the home have in-floor hot water heating with HRV air exchange. The attached 32x30 garage also has in-floor heating. The home has triple glaze windows, rough in for pellet stove and siding and high impact shingles were replaced in 2019. There is a 20x20 boiler building with boiler that supplies heat to the house, shop, boiler building and heated beds in the attached 15x30 greenhouse. The 60x34 shop has in-floor heat, 220 wiring, a 8x10 cooler and includes a 12x34 summer kitchen for processing fruit and vegetables as well as serving customers, there's also a 3 piece bathroom. An additional feature is the 53' sea can that's been fitted as a solar power station. There are 54 solar panels (to be installed), the system is designed to deliver 18KW and can be connected to the grid or it can be grid free with the addition of batteries. The sea can also houses a 10x12 cooler for produce. There is metal cladding that matches the shop to finish the sea can exterior. West of the yard is a dugout with

water pump to provide water for all the market garden beds with drip irrigation lines. This is a perfect opportunity with options to lease out the crop land or expand the existing market garden and greenhouse business. The 10 acre yard site can be subdivided and purchased separately from the balance of land.