



**GRASSROOTS**  
REALTY GROUP

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**21424 Secondary Highway 605  
Rural Camrose County, Alberta**

**MLS # A2200221**



**\$519,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.08 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Vinyl

**Roof:** Metal

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum

**Water:** Well

**Sewer:** Holding Tank, Open Discharge

**Condo Fee:** -

**LLD:** 5-42-21-W4

**Zoning:** A

**Utilities:** -

**Inclusions:** Shed

This beautiful acreage home is set on a 3.08 acre lot with full privacy from neighbors, with a quick 3 minute drive to Bashaw for convenience. This stunning home features 3 bedrooms, 3 bathrooms, and a spacious rec room, with tons of natural light. The 200-ft deep drilled well with a newer well pump provides excellent drinking water. Watch the sunrise, the different birds fly by or host gatherings, the huge patio provides you with endless options and will surely be your favourite part of the home. The double attached garage offers flexibility, with one bay temporarily converted into a workshop (easily switched back). With lots of updates such as a metal roof, vinyl windows, resurfaced deck and railings and more. Complete with a huge garden this house has everything that you need. If you're looking for the perfect blend of privacy, nature, and convenience—this is it!