



**GRASSROOTS**  
REALTY GROUP

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

21045 480 Township  
Rural Camrose County, Alberta

MLS # A2206677



**\$868,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,356 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Covered, Double Garage Attached, Double Garage Detach		
Lot Size:	3.00 Acres		
Lot Feat:	Few Trees, Front Yard, Garden		

**Heating:** High Efficiency, In Floor, Fireplace(s)

**Floors:** Hardwood, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Slab

**Features:** Central Vacuum, French Door, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)

**Water:** Well

**Sewer:** Holding Tank

**Condo Fee:** -

**LLD:** 36-47-21-W4

**Zoning:** CR

**Utilities:** -

**Inclusions:** Hot Tub (AS IS)

Wait! What?! This place is amazing ! Take a minute and have a look at this custom home on 3 acres just 15 minutes from Camrose. This home offer 4 generous sized bedrooms, huge living room with fireplace and a spacious kitchen with fireplace too. You will be amazed at the open floor plan with room for the entire family. This property offers several shop options for the hobbyist as well as plenty of room for the toys. 16X30 Attached Garage, 26X28 Attached Shop, 24X28 Detached Garage and 28X40 Detached Shop offer plenty of opportunity for hobbies and equipment. This property is nicely landscaped and accessible on a well maintained driveway. This is One Of A Kind !