



GRASSROOTS
REALTY GROUP

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42474, Range Road 220
Rural Camrose County, Alberta

MLS # A2213058



\$790,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,554 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	10.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Many Trees		

Heating:	Boiler, In Floor, Make-up Air	Water:	Well
Floors:	Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	25-42-22-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, Vinyl Windows		

Inclusions: 2 stoves, 2 fridges, 2 washers, 2 dryers, 2 freezers, blinds, 2 garage door openers, 10x12 cooler, sea can with cooler

10 acres with 5 bedroom home, shop, greenhouse and beautiful treed yard. Pride of ownership is evident throughout this property. Previously operated as a thriving market garden business. 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. The siding and high impact shingles were replaced in 2019. The market garden area has 1+ 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. 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 acreage can be purchased with an additional 146 acres of productive crop land, (see MLS #A2194903)