



GRASSROOTS
REALTY GROUP

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46079 Range Road 202
Rural Camrose County, Alberta

MLS # A2213084



\$845,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,896 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, See Remarks		
Lot Size:	34.30 Acres		
Lot Feat:	Landscaped, Many Trees, Private, See Remarks, Treed		

Heating:	Forced Air	Water:	Cistern, Well
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	2-46-20-W4
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Discover your Dream Farm just 6 km from Camrose, where rural charm meets modern convenience! This stunning 34-acre property offers a recently renovated home, complete with a spacious double heated garage, making it perfect for anyone looking to embrace the joys of country living. With eight versatile outbuildings, you can easily accommodate horses, cows, pigs, chickens—whatever farm life you've envisioned. Each structure has ample storage and ready for use, allowing you to dive right into your agricultural dreams. The main level of the 1896sq/ft bungalow has been completed renovated to an open floor plan with vinyl plank floors, quartz counters, stainless appliances, kitchen island, laundry room with shared 2pc bathroom, spacious primary with 3pc ensuite and an additional bedroom and 4pc bathroom. The lower level two bedrooms and 3pc bathroom are complete, while the open design family room is ready for you personal touch. Enjoy the beauty of the countryside while still being close to all the amenities the city has to offer. Don’t miss this rare opportunity to own a slice of paradise!