

# \$539,000 - 18142 Township Road 474, Rural Camrose County

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MLS® #A2086383

**\$539,000**

5 Bedroom, 3.00 Bathroom, 1,856 sqft  
Residential on 3.90 Acres

NONE, Rural Camrose County, Alberta

If privacy is high on your priority list, you won't want to miss this acreage in Camrose County located less than 20 minutes from Camrose! Situated on 3.9 acres, this massive 1856 square foot house with an oversized attached double garage and two large shops! Built in 2010, this home boasts a spacious kitchen, dining and living area with a large walk in pantry and main floor laundry. Also on the main floor you'll find an office, 3 piece bath, bedroom and a large primary bedroom with 4 piece en-suite. You'll find plenty of space in the finished basement with three bedrooms, a 3 piece bathroom and a wide open family/den area with room enough for a pool table, air hockey and so much more!

You will truly enjoy the serenity of this private acreage with its two large decks, one east facing and one west facing while being completely surrounded by large trees. With two large shops to work in, including one with infloor heat and a complete bathroom with shower, you'll be able to complete all the projects you can think of! Located less than 20 minutes from Camrose, this acreage is perfectly located for privacy and convenience.

Built in 2010

## Essential Information

MLS® #                      A2086383



|                |                                  |
|----------------|----------------------------------|
| Price          | \$539,000                        |
| Sold Price     | \$510,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,856                            |
| Acres          | 3.90                             |
| Year Built     | 2010                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 18142 Township Road 474 |
| Subdivision | NONE                    |
| City        | Rural Camrose County    |
| County      | Camrose County          |
| Province    | Alberta                 |
| Postal Code | T0B 3Z0                 |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking   | Double Garage Attached                       |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings                         |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | Rough-In                                                                                                          |
| Has Basement      | Yes                                                                                                               |
| Basement          | Finished, Full                                                                                                    |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                     |
| Lot Description   | Front Yard, Lawn, Private, Secluded, Treed |
| Roof              | Asphalt Shingle                            |

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete, Wood              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2023 |
| Date Sold      | January 27th, 2024 |
| Days on Market | 109                |
| Zoning         | AG                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) Ltd. |
|----------------|------------------------------------|

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