

\$650,000 - 46037 Range Road 183, Rural Camrose County

MLS® #A2088916

\$650,000

3 Bedroom, 2.00 Bathroom, 1,686 sqft
Residential on 7.31 Acres

NONE, Rural Camrose County, Alberta

This is a rare find, incredible acreage just off pavement with 7.31 very well planned acres ideal for the retired farmer, first time acreage owner or someone who will appreciate having such a short commute to Camrose. This property comes with 2 donkeys who are very much at home in their fenced pasture and would welcome some additional friends. The amenities like hydrants, taps, power everywhere you need it... a huge garden spot with a garden shed right there and water right there for growing the best plants! There's a massive shop that in total is 134'x30'. The shop has 3 huge bays all with concrete floors. One has sliding doors the ideal space for working on or storing big equipment, the next is heated, has 2 huge overhead doors & nice bright windows, the last has 3 overhead doors. Plenty of space for RV storage, a home business, or working on vehicles. There's a stainless steel prep kitchen - ideal for the hunter or avid meat smoker in your life with a walk in cooler & 9x10 smoke shed beside. The barn is absolutely stunning inside & out!! Complete with a finished loft, bathroom & separate space for offices or storage... It could be returned to an animal barn if that's your preference. There's a 24x12 heated woodworking shop, 10x12 greenhouse, massive kids play set for the kids or grandkids and plenty of room to run! Park RV's here with power & water, invite all your friends & family



to stay over for the annual family reunion-its the ideal retreat location-theres no limit to what you could dream up here!! The home is so beautifully designed with decks on 3 sides, an open concept kitchen, living, dining area. The windows on all sides light up the space and the high end finishes & lighting are right on trend. Theres a handy island in the kitchen, gas range and a massive pantry with power for the appliances you'd prefer to keep off the counters! Up the hall you'll find 3 bedrooms plus an office, a 2pc bath, back entry with laundry sink, and a 5pc main bath. When you view this property be sure to check out all of the extras. Your mind will be racing as you consider all the things you could do & imagine the life you & your family will enjoy!

Built in 1991

Essential Information

MLS® #	A2088916
Price	\$650,000
Sold Price	\$665,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,686
Acres	7.31
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	46037 Range Road 183
Subdivision	NONE
City	Rural Camrose County

County	Camrose County
Province	Alberta
Postal Code	T0B 0J0

Amenities

Parking	Quad or More Detached
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Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Freezer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Playground, Private Yard, Storage
Lot Description	Back Yard, Gazebo, Front Yard, Garden, Landscaped, Yard Lights, Pasture, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	October 26th, 2023
Date Sold	December 11th, 2023
Days on Market	46
Zoning	res acreage
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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