

\$975,000 - 48461 204 Range, Rural Camrose County

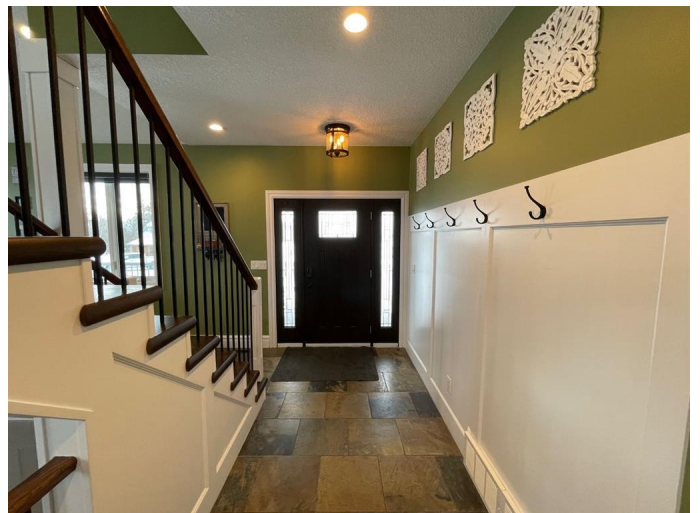
MLS® #A2104120

\$975,000

5 Bedroom, 3.00 Bathroom, 1,624 sqft
Residential on 5.00 Acres

NONE, Rural Camrose County, Alberta

Beautiful country living just minutes north of Camrose, Alberta and a short 40 minute drive to Edmonton. This immaculate nicely designed acreage offers a newer two storey country style home, hip roof barn, large shop, green house, chicken coop and trout pond. The home features a covered wrap around deck with great views of the country landscape and a large 26 x 26 heated garage with 10 foot ceilings. This lovely open concept home features large windows for plenty of natural light and 9 foot ceilings and pot lighting on the main floor. In the bright, cozy living room there are beautiful vaulted ceilings, engineered hardwood flooring and a wood burning stove. Perfect for gathering with your family. Rustic tiles lead you from the front door into the beautiful bright and open country kitchen with adjoining dining area. Warm white cabinets and island, stone backsplash, gas range with hood vent and a farm house kitchen sink all add to the beauty and charm of this welcoming home. Other features on the main floor are a laundry room, bedroom/den and a four pc bathroom. A grand staircase leads you up to the primary suite which showcases beautiful vaulted ceilings with five pc ensuite and his and hers closets. Just outside the primary bedroom is a space that could be used for an office, nursery, craft room, an additional bedroom or a play room for the children. On the lower level you will find three large bedrooms, spacious family room, five pc bathroom and a mechanical room. In floor



heating is roughed in. Located outside in the meticulous, well-groomed property is a large 16 x 20 green house and raised gardens for the green thumb enthusiast, a 12 x 16 fenced chicken coop for those farm fresh eggs as well as a trout pond. The large hip roof style barn measures 32 x 32 with 12 foot wings on both sides which is great for storage. On the upper level is a bright open space that could be transformed into an entertainment/games room space to entertain family and friends. The massive shop is ideal for the entrepreneur or car collector etc. It measures 48 x 72 and 40 x 50 with 16 foot ceiling height. The doors measure 3 at 14 x 14 and one at 14 x 18. The shop is heated with a 300,000 BTU overhead furnace and is equipped with 100 amp electrical service. There is a mezzanine that includes an office space and storage. Below the mezzanine are storage areas and a two pc bathroom. There are two 1450 gallon septic tanks for the house and one 500 gallon septic tank for the shop. This acreage is perfect for anyone wanting to live and work from home or to simply enjoy country living at its finest. Don't miss out on this amazing opportunity!

Built in 2014

Essential Information

MLS® #	A2104120
Price	\$975,000
Sold Price	\$940,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,624
Acres	5.00
Year Built	2014
Type	Residential
Sub-Type	Detached

Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	48461 204 Range
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 2M1

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Lawn, Many Trees, Yard Drainage
Roof	Asphalt Shingle
Construction	Other, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 28th, 2024
Date Sold	March 1st, 2024
Days on Market	33
Zoning	Agriculture
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Rose Country Realty

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