

\$319,000 - 45560 213 Range, Rural Camrose County

MLS® #A2106960

\$319,000

2 Bedroom, 1.00 Bathroom, 1,366 sqft

Residential on 1.13 Acres

NONE, Rural Camrose County, Alberta

Just imagine....a pretty little acreage full of charm & countryside peace, located at a prime location just off Highway 21 pavement and approx 10 minutes south of Camrose. Sitting at 1.13 acres with the ideal amount of land to easily maintain, supplying you with plenty of garden space plus an abundance of privacy. Sitting centre is a lovely 1935 bungalow which was moved onto the land in the 1960s, surrounded with beautiful soaring trees, a circular driveway and the outdoor space one will surely admire. The kitchen has floor to ceiling cabinetry and is adjacent to a casual eat-in nook. The home has a beautiful formal dining room with a welcoming living room and making it all flow together is original hardwood flooring, trim and doors that give the home warmth & beauty. Stepping in the front door, is a private bonus space that would be perfect for crafting, painting, sewing as it supplies bountiful natural light. The carport adds shelter from the weather elements, large storage area plus access to the side entrance where you will find a huge mudroom, laundry area and the den. On the main floor you have 2 bedrooms, the primary bedroom has a massive walk-through closet that doubles as a front closet if you wish. The 2nd bedroom has an extension of a enormous walk-in closet and/or office or hobby space. Making your way to the lower level is 1 bedroom, a rumpus room, storage and your mechanical room. Capturing all the sunshine is your solarium and a special place to take in your views of the



great outdoors. The Perfect Place to Call Home!

Built in 1960

Essential Information

MLS® #	A2106960
Price	\$319,000
Sold Price	\$292,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,366
Acres	1.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	45560 213 Range
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 3L0

Amenities

Parking	Carport
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Interior

Interior Features	No Smoking Home
Appliances	Dryer, Electric Stove, Freezer, Refrigerator, Washer
Heating	Hot Water
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Covered Courtyard, Fire Pit, Garden, Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2024
Date Sold	May 28th, 2024
Days on Market	106
Zoning	r1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Rose Country Realty
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