

# \$675,000 - 46309 Range Rd 195, Rural Camrose County

MLS® #A2107359

**\$675,000**

4 Bedroom, 2.00 Bathroom, 1,165 sqft

Residential on 48.00 Acres

NONE, Rural Camrose County, Alberta

48 Acres less than 10 minutes to Camrose!!!  
This acreage is perfect for the hobby farm of your dreams! Tree farm, green house, small livestock... whatever you desire! As you drive in, you'll be wowed by the lush green grass and beautiful mature trees giving you just the right amount of privacy from the road! This acreage has a spacious 1165 sq ft bungalow offering you a large and bright kitchen and living room, two large bedrooms and a four piece washroom on the main level. You'll love the laundry area off the back foyer.... perfect for laundering dirty clothes from being out in the garden. The basement has a very large and bright L-Shaped family room, a three piece washroom, large utility room and two more great sized bedrooms. Outside, you can make make excellent use of the 36x24 garage, which already has more footings for further expansion, as well as all the other incredible outbuildings. Previously there were two greenhouses on the property... they have since been removed, however the concrete footings are still in tact and newer and were just off from the approximate 30x60 greenhouse shop. You'll also find a 36x10 Chicken coop, a 44x16 Machine Shed, 22x16 Coal boiler shed, a 59x24 Pig Barn and a newer 60x40 Tin quonset. There is plenty of garden space, greenery, trees, a dug out with a pump system and power in place to the greenhouse for all of your irrigation needs and approximately 21 acres of cultivated land for hay that yeilds approx 30 round hay bales.



Property upgardes include main floor windows, flooring, furnace, hot water heater, central vac and all newer shingles on all outbuildings. Just north of this acreage is the Pleasure Island Fish Pond and the Fish and Game Wildlife Sanctuary! This is a rare and truly stunning property only 1.5 km off pavement and a total of a 6 minute drive from Camrose!!!

Built in 1972

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2107359                         |
| Price          | \$675,000                        |
| Sold Price     | \$620,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,165                            |
| Acres          | 48.00                            |
| Year Built     | 1972                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 46309 Range Rd 195   |
| Subdivision | NONE                 |
| City        | Rural Camrose County |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T4V 2M9              |

### **Amenities**

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, Phone Connected, Water Connected |
| Parking   | Triple Garage Detached                                                                          |

### **Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home                      |
| Appliances        | Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas, Living Room                                                                        |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Partially Finished                                                                |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                    |
| Lot Description   | Back Yard, Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Level, Many Trees |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2024 |
| Date Sold      | April 10th, 2024    |
| Days on Market | 57                  |
| Zoning         | A                   |
| HOA Fees       | 0.00                |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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