

\$757,000 - 21337 Township Road 441, Rural Camrose County

MLS® #A2109956

\$757,000

3 Bedroom, 2.00 Bathroom, 2,243 sqft
Residential on 10.16 Acres

Little Beaver Lake Estates, Rural Camrose
County, Alberta

FULLY DEVELOPED ACREAGE WITH WELCOMING HOME & ROOM FOR HOBBIES! With over 10 acres you will find a lot of detail to appreciate. Beautiful 2,243 sq ft home with an over-sized 30x30 garage is surrounded by mature trees & so much more. Move in ready, this one level bungalow offers an abundance of bright, clean living space. Appreciate the open concept living & dining areas. Ideal for hosting large family gatherings. You'll be led into the back four season sun room that's complemented by a cozy wood burning stove. Beautiful white country style kitchen comes with quartz counter tops & stainless steel appliances. Stove & Dishwasher new in 2022. Reverse osmosis located under kitchen sink. High ceilings offer you more depth & luxury. Conveniently located den is ideal for home office or craft room. Two spare bedrooms for when company comes. Large primary bedroom, 3 piece en suite with princess tub, walk-in closet. Main floor laundry is incredibly with washer & dryer (new in 2023) sitting on pedestals is handy. Home is sitting on ICF foundation with a clean 4' crawl space. In-floor heating (boiler system) through out gives you three independent zones (sunroom, kitchen & den, bedrooms). Exterior gives you more quality with CanExel siding, covered front porch (maintenance free surface), expansive



back deck (maintenance free surface).
Discover the insulated & heated 30x40 shop with concrete floor & functional solar panels that draw power from the sun. 16x28 indoor pool attached to the back side of the garage is used 12 months a year, ideal refuge for those who like lounging in warmth. 12x16 full insulated selling shack. Dugout is aerated & is stocked with rainbow trout. Natural spring behind swimming pool. Front entrance gate (20') with remotes included for your own safety & peace of mind. Yard is fully fenced so you won't have to worry about that wandering dog. The yard is suprisingly easy to maintain. Neighbor also takes care of the hay for you. So much detail, so much value. This property is in the middle of everywhere & must be seen to be appreciated! Water source is a well. Septic is a field.

Built in 2008

Essential Information

MLS® #	A2109956
Price	\$757,000
Sold Price	\$710,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,243
Acres	10.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	21337 Township Road 441
Subdivision	Little Beaver Lake Estates

City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1M0

Amenities

Amenities	Laundry
Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available
Parking	Double Garage Detached, Gravel Driveway, RV Access/Parking

Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Sun Room, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	July 17th, 2024
Days on Market	144
Zoning	LR
HOA Fees	0.00

Listing Details

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