

\$324,900 - 22248, Twp Rd 450 Township Road, New Norway

MLS® #A2109959

\$324,900

2 Bedroom, 2.00 Bathroom, 1,410 sqft
Residential on 5.44 Acres

NONE, New Norway, Alberta

If you have been looking for the perfect starter Acreage or Downsizing from a larger farm - then STOP right now!! Nestled among rolling hills, water and farm land; a quick 25-30 minutes to Camrose or Wetaskiwin and centrally located for Bashaw, New Norway and Ponoka....this picture perfect 5.44 Acres with renovated home and oversized Workshop/Garage is what you have been waiting for! Stripped down to the studs and reinsulated with new heavy duty vapor barrier, Roxul insulation, new electrical, new water lines, tankless H2O tank, newer well and septic, new siding and windows, new 100AMP service to the house with a new panel - ALL THIS means the big stuff is DONE. Tons of work and effort has gone into this home to bring it up to date; there are a few finishing touches still needed and there is still potential for you to make it your own. The location is PRISTINE!! Enjoy coffee on the East facing enclosed porch and watch the sunrise, take in the view and the variety of wildlife right on your own piece of heaven. The detached garage is oversized making it large enough to park a vehicle AND have a workshop complete with 220V Power, in floor heat and a wood stove. Outside you will find several more sheds, beautiful landscaping, walking trails, and seasonal water that brings in more wildlife and stunning views. Leave your front door to snowmobile across the open fields that



surround you; or maybe you want to clear the water and create your own private skating rink. There are 2 RV Power plugs located on the property for your friends and family to come and enjoy nature and country life with 30AMP service on each. This home is move-in ready, with still a bit of potential to make it your own. Whether you want a large Master Suite in the upper level with enough room for a large sitting area and a 1/2 bath already in place; or maybe a rec. room/bonus room area for the kids?! Need more space for your growing family???.....You can easily add walls and make multiple bedrooms in the upper area - the possibilities are endless. The addition on the main level of the home has not yet been renovated; so this is ready to be made into whatever you need. A theatre room or living room? Maybe a large bedroom? You can even use the exterior door and add a large entry/mudroom and still have room to spare - your imagination can run wild in this space. The main kitchen and living space is open concept with a new appliances throughout that carry a 10 year warranty. This home definitely feels larger than it appears and is a true country home. Located only 2 miles off the pavement; but it feels a million miles away from the stress of life.

Built in 1932

Essential Information

MLS® #	A2109959
Price	\$324,900
Sold Price	\$321,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,410
Acres	5.44

Year Built	1932
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	22248, Twp Rd 450 Township Road
Subdivision	NONE
City	New Norway
County	Camrose County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	220 Volt Wiring, Driveway, Gravel Driveway, Heated Garage, Oversized, RV Access/Parking, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Open Floorplan, Recessed Lighting, See Remarks, Sump Pump(s), Tankless Hot Water, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Freezer, Gas Dryer, Gas Oven, Humidifier, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Purifier
Heating	Baseboard, Boiler, In Floor, Natural Gas, Zoned
Cooling	None
Basement	None

Exterior

Exterior Features	RV Hookup
Lot Description	Brush, Lawn, Low Maintenance Landscape, Gentle Sloping, Irregular Lot, Landscaped, Seasonal Water, Many Trees, Native Plants, Other, Private, Rolling Slope, Treed
Roof	Asphalt Shingle, Metal
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Brick/Mortar, See Remarks

Additional Information

Date Listed	March 16th, 2024
Date Sold	March 27th, 2024
Days on Market	8
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta - Ponoka

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