

\$965,000 - 322, 46466 Range Road 213, Rural Camrose County

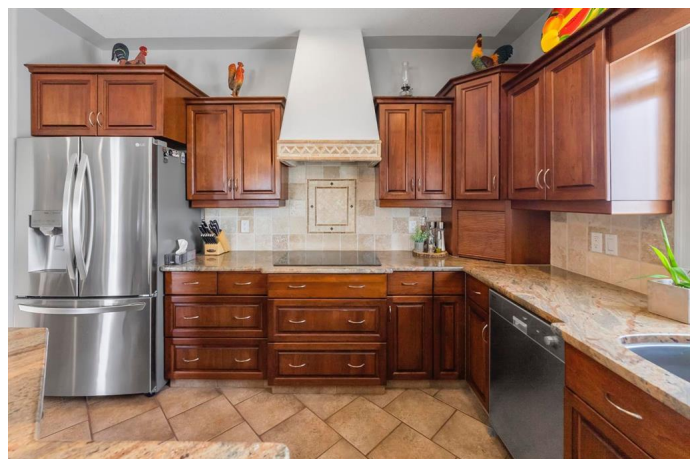
MLS® #A2111759

\$965,000

5 Bedroom, 3.00 Bathroom, 2,148 sqft
Residential on 1.60 Acres

McNary Hills Estates, Rural Camrose County,
Alberta

Incredible, private, executive style walk out bungalow in McNary Hills Estates. Enjoy the peace & tranquility of acreage life with the freedom of quick access Camrose! You'll feel at home the moment you enter, with 14' ceilings in the entry, beautiful hardwood floors throughout and an abundance of light from every direction. The kitchen is every chefs dream with plenty of cabinets, high end appliances, handy island/breakfast bar, pantry, and windows in every direction to bring in plenty of natural light. With a dining room off the kitchen and a breakfast nook there are many options for entertaining! The living room is open concept with a beautiful gas fireplace that is a focal point for the space! There are 2 bedrooms (one would make a nice front office), a 4pc bathroom and a lovely laundry room with space for folding, cabinets, and a nice bright window. The Primary bedroom is on the main level with a massive walk in closet and spa like ensuite with corner air tub and seperate shower. The triple heated garage has a seperate entrance with plenty of coat & shoe storage. Downstairs the basement is fully finished and is a prime entertaining space with a pool table area, wood stove & wet bar & additional space for family movie nights. The covered walk out and professionally landscaped yard offer endless opportunities to host gatherings day & night. While sitting in



the yard you can't even see a neighbour, it's so quiet and private. The basement has 2 additional bedrooms, a 3pc bath and an office/home gym space. There's also plenty of storage. Have an RV? There's 30amp service ready to plug in and the perfect spot to park it year round. Welcome to country living at its finest!

Built in 2006

Essential Information

MLS® #	A2111759
Price	\$965,000
Sold Price	\$945,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,148
Acres	1.60
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	322, 46466 Range Road 213
Subdivision	McNary Hills Estates
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0C 0L0

Amenities

Parking	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Attached
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Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island,
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	Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Free Standing, Gas, Living Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	No Neighbours Behind, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	August 8th, 2024
Days on Market	159
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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