

\$649,900 - 20458 452 Township, Rural Camrose County

MLS® #A2132074

\$649,900

4 Bedroom, 2.00 Bathroom, 2,790 sqft

Residential on 18.85 Acres

NONE, Rural Camrose County, Alberta

18.85 ACRES OF YOUR OWN PEACEFUL FARM!!!

This lovely piece of property will not disappoint. Mature trees offer privacy and weather protection all along the west and north sides, the yard is well lit up for animals or entertaining. A large beautiful home, double attached garage, wrap around driveway, massive garden space, huge shop with in floor and forced air heating, mezzanine and parts storage, newly gravelled quonset, several pens for animals or sporting, sheds, large cover for hay or equipment, natural loading dock north end of trees at corner corral, plenty of indoor or outdoor parking, and tons of storage for all your belongs and more.

As you step inside the front door you are welcomed into the home's large family room, with an inviting wood burning fireplace for those cold winter nights. Across from the entrance is a large walk through closet that is attached to the garage, leaving hockey, dancing, or work gear behind closed doors. The huge open kitchen overlooks the family room, with a large dining room to its side. Upstairs are three bedrooms, enjoy the sunrise from the primary bedroom overlooking the east part of the property, a great way to start the day.

A couple steps down, ground level offers a fourth bedroom, three piece bathroom and



another family area for games night, movies, or an office space endless options.

Whether seeing to your animals, yard work, or putting in the shop. The separate back entrance has a large wash area to clean up after the day. Great for keeping the outdoor mess from the main area of the home.

If the buildings are not enough storage for you, the basement has a huge storage area, a large tub basin for those bigger jobs, and a very sophisticated water system, equipment with water softener, water filter, and a storage tank to give you fabulous water pressure. The property has four wells that are interconnected

This lovely farm is located about five minutes straight east of the New Norway school. New Norway is located 21 minutes south of Camrose, and 1 hour & 14 minutes south of Edmonton on highway #21. Easy commute if needed

Built in 1967

Essential Information

MLS® #	A2132074
Price	\$649,900
Sold Price	\$640,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,790
Acres	18.85
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Sold

Community Information

Address	20458 452 Township
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B3L0

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Oversized, Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Storage
Appliances	Built-In Range, Dishwasher, Garage Control(s), Humidifier, Oven-Built-In, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Garden, Landscaped, Many Trees, Yard Lights, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	June 7th, 2024
Days on Market	23
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Rose Country Realty

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