

\$890,000 - 22174 Hwy 605, Rural Camrose County

MLS® #A2136872

\$890,000

5 Bedroom, 3.00 Bathroom, 1,963 sqft

Residential on 5.68 Acres

NONE, Rural Camrose County, Alberta

This Young Couple decided to Buy more Land creating an amazing opportunity for someone else to own their dream home! This is a must see CUSTOM BUILT HOME with an amazing setting and great views nestled in the rolling Hills just 5 minutes West of Bashaw along Pavement. Upstairs you have a Gorgeous kitchen with High End Appliances, and Solid Hickory Wood Cupboards, Oversized Island and Granite counter tops. Check out the tray ceiling in the Kitchen/Dining room, and you be wowed by the Large Walk in Pantry. Around the Corner you have a coffee nook that leads you to you tucked away Master Bedroom. All the Bedrooms are Large, and the Master features a 5 piece Ensuite with Tile Walk in Shower and Soaker Tub. Of course you have your walk in closet. Also on the main floor is a South Facing Living Room with Corner gas Fireplace with Rock face finish, 2 additional bedrooms, and an office with Built in Cabinets. Main Floor features a mud room area with main floor Laundry. Attached to the West side of the House is your 32'x32' heated garage. Off the North side of the House you have a Large Covered Deck with Duradeck flooring and glass hand rail. Front Deck is cedar decking. Now back in the house and downstairs is a Dream Basement for the sports lovers with a custom built golf simulator room (negotiable) that could also be turned into the perfect kids play room or work out area. To compliment the basement there is the Custom Built WET Bar. In the Corner of the Family



Room is a Wood Burning Stove to set the ambience. Also in your Large Basement are two additional bedrooms, a bathroom and a storage room. The house has Canexel siding with smart trim, Windows are triple pane all weather windows with colored exterior to match the trim. Entire property has brand new rail and barbed fencing, equipped with a stock waterer and tons of grass for your horses or cows. There has been about 10 loads of gravel hauled into the yard. Owners recently brushed an area, stripped the top soil, and started to get a location ready to build a shop.

Built in 2021

Essential Information

MLS® #	A2136872
Price	\$890,000
Sold Price	\$875,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,963
Acres	5.68
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	22174 Hwy 605
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

Amenities

Parking Spaces	10
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Tray Ceiling(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	September 30th, 2024
Days on Market	123
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Ramstad Realty Ltd.
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