

\$475,000 - 49284 Range Road 222, Rural Camrose County

MLS® #A2165706

\$475,000

3 Bedroom, 3.00 Bathroom, 2,774 sqft
Residential on 3.51 Acres

NONE, Rural Camrose County, Alberta

Discover an exceptional 3.51-acre acreage offering 2774 square feet of living space, perfectly located between Camrose, Edmonton, and Leduc, just minutes from The Village of Hay Lakes and conveniently off Highway 21.

Experience ultimate privacy and serenity in the mature, beautifully landscaped yard. Whether you're dreaming of a garden, a fire pit, or space for animals, this property offers endless possibilities. The spacious home features a grand primary suite, complete with a walk-in closet and a luxurious 4-piece en-suite. Adjacent to the primary bedroom is a versatile space ideal for an office, yoga studio, hobby room, or even a hot tub retreat.

The main floor living room is warm and inviting, centered around a wood-burning fireplace perfect for cozy evenings. Entertain family and friends in the formal dining room, while the functional kitchen provides ample working space to prepare meals and create lasting memories. For summertime enjoyment, step into the enclosed patio and savor the peaceful surroundings.

Upstairs, you'll find a massive bonus/family room—perfect for movie nights or relaxing with loved ones. Step out onto the upper-level balcony to take in the fresh country air. Two additional bedrooms and a convenient 3-piece bathroom complete the upper floor, making it a perfect space for family or guests.



The property includes a massive attached garage with plenty of room for vehicles, a workbench, and extra storage. Outside, youâ€™ll find additional storage sheds, adding even more functionality to this incredible acreage.

With so much to explore and enjoy, this well-located property offers the best of country living while keeping you close to the conveniences of Camrose, Edmonton, and Leduc. Donâ€™t miss the opportunity to make this one-of-a-kind acreage your own!

Built in 1984

Essential Information

MLS® #	A2165706
Price	\$475,000
Sold Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,774
Acres	3.51
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Sold

Community Information

Address	49284 Range Road 222
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 3M0

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Bookcases
Appliances	Dishwasher, Washer/Dryer, Window Coverings, Electric Stove, Microwave, Refrigerator
Heating	Natural Gas, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Storage
Lot Description	Gentle Sloping, Many Trees, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2024
Date Sold	December 21st, 2024
Days on Market	97
Zoning	General Agricultural
HOA Fees	0.00

Listing Details

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