

\$589,000 - 20147a Township Road 491, Rural Camrose County

MLS® #A2167232

\$589,000

3 Bedroom, 2.00 Bathroom, 1,617 sqft
Residential on 15.97 Acres

N/A, Rural Camrose County, Alberta

IMAGINE! 16 acres with a 2022 built shop/shouse (you've heard of them but now you can have one!), room for horses or other livestock, cold storage and shelter for animals. Located less than 2 miles off pavement, this acreage provides everything you need. As you pull onto this acreage you will LOVE the seclusion and privacy that a mature shelterbelt provides from northwest winds and the main road. The main building is 40x60'. It has been separated into a heated shop (36x40' with a 16' ceiling and 12x14'H door) complete with a mezzanine level for additional storage. The residence is 24x40' and is two storeys. You'll love the open floor plan. The kitchen features a walk-in pantry for lots of storage and an large island to prep meals or enjoy a morning coffee at. It opens up to the dining and living room which has lots of windows for tons of natural light! This area is open to the second level for a very spacious feel to the house! The 4 piece bathroom is home to main floor laundry and has access to the master bedroom so all living could be done on this level! Going up the open staircase, you'll love the loft area that has lots of natural light. There are two bedrooms and another bath on this level. It also provides an entrance to the mezzanine level in the shop for convenience! The home has all of the conveniences a new home offers: on-demand hot water, in-floor



heat, HRV ventilation (heat recovery ventilation), double 2x4 walls for 8" of insulation plus 18" of insulation in the attic so it is very efficient! Outside, you'll love the covered SOUTH FACING patio perfect for entertaining! Rainwater is collected from the roof for a large garden! You'll also appreciate a double 30 amp service to allow TWO RV's to hook up to when you're hosting friends and family!! The yard features a 40x40' cold storage building on screw piles with secure sea cans and a 16x40' addition for shelter or feed storage. There is stock watering installation that is set up to feed 4 separate pens. The well provides 12 gallons per minute so there is lots of water for the house AND livestock! In addition, there is about 10-11 acres of hay that could provide excellent pasture. The best thing about this acreage is that it is SO PRIVATE!! If you are looking for a special place that has been built as a forever home, you have found it!! GST may be applicable on a portion of the purchase.

Built in 2022

Essential Information

MLS® #	A2167232
Price	\$589,000
Sold Price	\$600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,617
Acres	15.97
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	20147a Township Road 491
Subdivision	N/A
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V 2M1

Amenities

Parking Spaces	4
Parking	Quad or More Attached

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Propane
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Irregular Lot
Roof	Metal
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	September 18th, 2024
Date Sold	September 24th, 2024
Days on Market	5
Zoning	Country Residential
HOA Fees	0.00

Listing Details

Listing Office	Central Agencies Realty Inc.
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