

\$455,000 - 42175 Range Road 225, Rural Camrose County

MLS® #A2169890

\$455,000

4 Bedroom, 3.00 Bathroom, 1,448 sqft
Residential on 2.57 Acres

NONE, Rural Camrose County, Alberta

Nestled on 2.57 acres surrounded by serene farmland, this newer home, built in 2008, offers the perfect blend of modern comfort and country charm. A long driveway leads to the house, which features an open-concept main floor with a cozy fireplace in the living room. The kitchen is set up with a gas stove, microwave hood fan and complete with a breakfast bar, ample cabinetry, and a convenient island. Step outside onto the covered deck to enjoy evenings under the stars. Along with the kitchen and living room, the main floor also has the master bedroom that boasts a private ensuite, while an additional bedroom and a full bathroom provide plenty of space for family and guests. The lower level is equally impressive, with 9-foot ceilings, in-floor heating, a spacious family room, 2 additional bedrooms and an 3piece bathroom. Although not currently connected, the home is wired for air conditioning and has a new on-demand hot water heater, new septic tank (2021) and new well pump (2022). Located 2 miles off pavement, 9 +/- miles from Bashaw and 20 +/- miles from Ponoka, this acreage offers the best of both worlds: the peace and quiet of rural living with the convenience of nearby amenities.

Built in 2009



Essential Information

MLS® #	A2169890
Price	\$455,000
Sold Price	\$448,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,448
Acres	2.57
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	42175 Range Road 225
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove, Microwave Hood Fan
Heating	Forced Air, In Floor, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Glass Doors, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Front Yard, Low Maintenance Landscape, Treed
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	October 15th, 2024
Date Sold	December 12th, 2024
Days on Market	57
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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