

\$399,000 - #654, 22113 Township Road 440, Rural Camrose County

MLS® #A2172325

\$399,000

3 Bedroom, 2.00 Bathroom, 1,310 sqft
Residential on 0.55 Acres

Sherman Park, Rural Camrose County,
Alberta

Discover your own slice of tranquility with this stunning .55 acre property at Sherman Lake. This beautifully upgraded 2016-built home features 3 spacious bedrooms and 2 full baths, perfect for relaxing and entertaining. Enjoy an abundance of natural light through all-new windows and exterior doors, enhancing the warmth of every room. From the moment you wake up to the gentle sounds of nature, to savoring picturesque sunsets from your expansive 8'x32' deck, this residence offers breathtaking lake views from every living space. The open-concept design seamlessly connects the living area to a modern kitchen, complete with a generous island and a handy pantry, making it ideal for gatherings. Plus, all appliances are just a year old, ensuring contemporary convenience. Retreat to the primary bedroom, featuring a sizable walk-in closet and a luxurious 4-piece ensuite, providing a perfect oasis after a long day. The exterior boasts a charming front yard, an insulated 20'x24' garage with a lean-to, and a heated pump house for additional storage. With your own water well and two 1200-gallon holding tanks for sewer, the property is fully equipped for comfort. Your furry friends will love the newly fenced yard, and you'll appreciate the added air conditioning for those warm summer nights. A Generac generator ensures you'll never be left in the dark



during storms. Don't miss this opportunity to embrace peaceful living in a home that blends comfort with nature's beauty.

Built in 2016

Essential Information

MLS® #	A2172325
Price	\$399,000
Sold Price	\$394,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,310
Acres	0.55
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	#654, 22113 Township Road 440
Subdivision	Sherman Park
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1M0

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Golf Cart Garage, Garage Door Opener, Garage Faces Front, Gravel Driveway

Interior

Interior Features	No Smoking Home, Vinyl Windows, Kitchen Island, Laminate Counters,
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	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Private Yard, Dog Run, Rain Gutters
Lot Description	Backs on to Park/Green Space, Conservation
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	October 10th, 2024
Date Sold	November 29th, 2024
Days on Market	50
Zoning	Country Residential
HOA Fees	0.00

Listing Details

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