

\$570,000 - 48179 Range Road 194, Rural Camrose County

MLS® #A2172721

\$570,000

5 Bedroom, 3.00 Bathroom, 1,492 sqft
Residential on 2.86 Acres

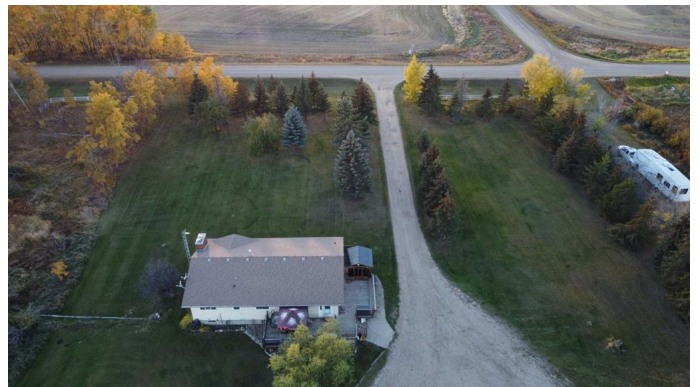
NONE, Rural Camrose County, Alberta

Designed for strong family living, entertaining, & providing the ideal setting for anyone open to getting more freedom and outdoor adventure while remaining close to the amenities of the city.

The front porch offers a peaceful view of the two front yards split by your tree-lined gravel driveway. A zero-turn mower will be left behind by the sellers, to make maintaining this beautiful property as easy as can be.

Also included in the sale will be the north-side gazebo, on the wrap around porch, a bright sunroom with views of the barn that maintains an amazing loft space above, & has been the host of many family celebrations, including two family weddings! It is an ideal space for gatherings & dances. The massive 12.5x30 ft back porch overlooking the back yard & the 33x33 ft shop is fully wired for welding or any hobby/project you might have in mind.

Behind the shop is a private camping area for weekend adventures right in your own backyard! The large firepit is perfect for roasting marshmallows, sharing campfire stories, or hosting friends for a night under the stars. If you have animals or want animals, the fenced riding arena with a watering station can be revived for horses or other pets, or used as a fun open space for outdoor sports and play. There's also a 40x12ft tack shed that has been fully enclosed, offering even more room for storage of outdoor toys and tools.



The acreage is filled with mature trees, fruit trees (crab apple), and berry bushes (saskatoon & raspberry), showcasing that this is not a newly subdivided property, but an acreage that benefits from established ownership and care, making it a wonderful place for kids to safely explore, grow, & enjoy for years to come.

Heading inside, the spacious entryway conveniently leads straight to a bright, open kitchen with quartz countertops, oak cabinetry, and an island. There is plenty of room for shared family meals in the directly adjacent dining area, which is also open to the family room that is host to a cozy brick wood-burning fireplace and mantle, there are 3 insulated doors throughout this open concept space leading out onto your expansive wraparound porch this is the perfect spot for gathering with friends and family. Lot's of natural light provided by triple-pane windows (on lifetime transferrable warranty), & 2x6 walls providing energy efficiency and comfort, no matter the season.

Also on the main floor a 4-piece bathroom with refinished cabinets (showing the potential to refinish the solid wood kitchen cabinets), a primary bedroom with a 2-piece ensuite, and two additional bedrooms, offering 3 on the main floor. The finished basement expands your living space, with a theater room wired for sound, perfect for movie marathons.

There's even space for a home gym or kids' play area, along with two additional bedrooms, a 3-piece bathroom, space to add another bedroom in the current wet bar/storage room, & a large laundry/utility room. Host of the 4 year old HWT and 7 year old furnace.

Built in 1986

Essential Information

MLS® #	A2172721
Price	\$570,000
Sold Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,492
Acres	2.86
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	48179 Range Road 194
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V 2N1

Amenities

Parking	Double Garage Detached
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Interior

Interior Features	Open Floorplan, Quartz Counters, Ceiling Fan(s), Vinyl Windows, Kitchen Island
Appliances	Dishwasher, Microwave, Gas Stove, Washer/Dryer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind, Landscaped, Many Trees, Private, Rectangular Lot, Gazebo, Lawn, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	January 9th, 2025
Days on Market	90
Zoning	General Agriculture
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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