

\$430,000 - 45466 Range Road 180, Rural Camrose County

MLS® #A2193114

\$430,000

5 Bedroom, 3.00 Bathroom, 1,677 sqft
Residential on 40.00 Acres

NONE, Rural Camrose County, Alberta

A beautiful new foundation was built here in 2009 and this great bungalow was moved onto it. The bones are strong and the land base is a healthy 40 acres, just across the road from lovely Bawlf, Alberta, and only 20 minutes down the road from one of Alberta's best cities - Camrose! 5 bedrooms and 3 bathrooms with a wood burning stove to create atmosphere also serves as a backup in case of an outage. The back deck enjoys the evening sun and a grand stairway making for easy access to the lower level. A new well was drilled a few years ago and is just waiting for a new pump to become operational, at which point it fills the great big underground cistern so that you've always got a healthy reserve of water on hand. Out back is a 30X60 covered quonset and the round pen to start the horses with. Now for the really sweet part! A tower is being constructed in the northeast corner of the property and it pays a whopping \$8500 in surface revenue!! The last couple years the grass has been rented to a local rancher and it's garnered \$2500/year. If a person wanted to look at this solely as an investment property, an acreage set up for some animals with a big house like this would probably bring in around \$2500/month were it rented out. Bawlf is a mighty little community that offers a k-12 school and nice people. Don't wait to buy land, buy land and wait!



Built in 2009

Essential Information

MLS® #	A2193114
Price	\$430,000
Sold Price	\$400,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,677
Acres	40.00
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Sold

Community Information

Address	45466 Range Road 180
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0J0

Amenities

Parking	Parking Pad
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Interior

Interior Features	See Remarks
Appliances	Washer/Dryer, Built-In Refrigerator, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Level, Farm, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2025
Date Sold	March 11th, 2025
Days on Market	31
Zoning	Ag.
HOA Fees	0.00

Listing Details

Listing Office	Alberta Realty Inc.
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