

\$629,000 - 47436 Range Road 201, Rural Camrose County

MLS® #A2200103

\$629,000

3 Bedroom, 2.00 Bathroom, 1,501 sqft
Agri-Business on 108.80 Acres

NONE, Rural Camrose County, Alberta

Looking for a spacious property with endless potential? This 108.8 acre parcel of land offers a unique opportunity for those seeking rural tranquility, with easy access to Camrose. Whether you're a farmer, rancher, horse lover, or just looking for a place to live in the country, this property has it all. Featuring expansive prime pasture land, perimeter and cross fencing, gates and a waterer, this property is ready and setup for your farm operation. The 2008 manufactured home was moved onto the site in 2020, welded to screw piles, and has recently received 12'x42' deck (2024). This quality built home has been well maintained and upgraded which includes a practical and unique layout, added insulation, drywall interior and upgraded finishes of hardwood floors, crown moulding and oak cabinetry throughout. Other features of this home include the large open floor plan, sky light, air conditioning (2022), 3 bedrooms, 2 full baths, quality blinds, and newer dishwasher, washer & dryer. Other features of this property include a 30'x16' garage, built up graveled driveway, large raised garden, plenty of yard space, pasture access near the house and a shed that can easily be used as a barn for small animals or tack and feed storage. There is a well with a new pump (2021) and a septic pump out system (compliance 2020).

Pasture Land: Expansive, fertile pasture ideal for grazing livestock, horses or other farm



animals.

Fencing: Well-maintained fencing around the property for your livestock or other uses.

Location: Conveniently located just 4 miles from Camrose, offering easy access to amenities, shopping, schools, and more, while still providing the peace and privacy of country living.

This property is perfect for agricultural use, recreational purposes, or as a peaceful getaway. Don't miss your chance to own this fantastic piece of land. developing your own private retreat.

Built in 2008

Essential Information

MLS® #	A2200103
Price	\$629,000
Sold Price	\$610,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,501
Acres	108.80
Year Built	2008
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	47436 Range Road 201
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V 2N1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available
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Parking	Gravel Driveway, Single Garage Detached
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Interior

Interior Features	Built-in Features, Crown Molding, Central Vacuum, Vinyl Windows, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Farm, Garden, Greenbelt, Lawn, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	March 7th, 2025
Date Sold	June 19th, 2025
Days on Market	103
Zoning	General Ag
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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