

\$659,000 - 49277 Range Road 220, Rural Camrose County

MLS® #A2233268

\$659,000

3 Bedroom, 2.00 Bathroom, 1,662 sqft
Residential on 7.17 Acres

NONE, Rural Camrose County, Alberta

Welcome to your dream rural retreat just 25 minutes to Edmonton and Camrose and only 20 minutes to Leduc. Nestled on 7.17 acres of meticulously maintained, cross-fenced land, this beautifully restored 1.5-storey farmhouse offers the perfect blend of modern upgrades and timeless country character. Whether you're a hobbyist, gardener, equestrian, or simply seeking a peaceful oasis from the hustle and bustle, this property delivers. Step onto the inviting wraparound deck and into a home where every detail has been thoughtfully enhanced. Major updates: shingles (2013), upgraded plumbing (2011), electrical (2011), and insulation (2011). All appliance have been replaced over the last four years. A new furnace with all new ductwork, sump pump, hot water tank, and an upgraded 3800-gallon cistern. The septic system was also modernized in 2022, ensuring peace of mind for years to come. With updated vinyl siding and windows (2011), this home is as solid as it is charming.

Inside, youâ€™re greeted by a warm and open living and dining spaceâ€”ideal for entertaining, family dinners, or cozy game nights by the WETT-inspected wood-burning stove. The kitchen is a sunlit haven featuring maple cabinetry, organic tile backsplash, and views of a picturesque yard bursting with perennials, gardens, and pastures. One of the home's true highlights is the grand,



custom-crafted staircase”solid wood with graceful banisters”that leads to a second level steeped in natural light and gentle tones. Each bedroom offers generous space, with delightful storage nooks adding function and whimsy. Outside, a solid historic barn with individual stalls stands ready for animals, storage, or creative projects. Whether you're dreaming of horses, studio space, or simply a sanctuary to recharge, this property is ready to fulfill that vision. If you’re in search of a modern farmhouse lifestyle with unmatched tranquility and convenience, your perfect acreage is waiting. Welcome home.

Built in 1940

Essential Information

MLS® #	A2233268
Price	\$659,000
Sold Price	\$665,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,662
Acres	7.17
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	49277 Range Road 220
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1W0

Amenities

Parking None

Interior

Interior Features Laminate Counters, No Smoking Home, Vinyl Windows, Sump Pump(s)
Appliances Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Freezer
Heating Forced Air, Natural Gas, High Efficiency
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Wood Burning Stove
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Garden, Private Yard, Rain Gutters
Lot Description Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Farm, Fruit Trees/Shrub(s), Treed
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 27th, 2025
Date Sold July 31st, 2025
Days on Market 34
Zoning A
HOA Fees 0.00

Listing Details

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

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