

# \$459,000 - 21308 Twp Rd 450, Rural Camrose County

MLS® #A2201520

**\$459,000**

5 Bedroom, 3.00 Bathroom, 1,135 sqft

Residential on 2.92 Acres

NONE, Rural Camrose County, Alberta

One mile off pavement in a Great Location! This acreage has SPACE and NO NEIGHBOURS. House has been very well maintained with features newer shingles, and LARGE NEW DURADECK on East side of House. With the option of 5 bedrooms, or multi bedrooms and an office and/or workout room, you have the space. The large back Entry which is the main entrance, features a 2 pce bathroom, laundry, and access to the basement. The main floor has a nice flow to it, with the friendly kitchen you have an open dining room to the living room. The new deck is just off the dining room. Upstairs you also have the three bedrooms and full bath. The basement has an additional Family room and two more bedrooms. Under the entrance is your cold storage room/additional storage. Outside you have a GORGEOUS PRIVATE yard, with a nice welcoming driveway which leads you to your 32'x24' heated garage with metal siding. There are a couple pens on West side of acreage with one waterer for the animals. The acreage is nicely treed! Your private drilled water well has ample amounts of water.

Built in 1980

## Essential Information

MLS® # A2201520

Price \$459,000



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,135                            |
| Acres          | 2.92                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21308 Twp Rd 450     |
| Subdivision | NONE                 |
| City        | Rural Camrose County |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T0B 3L0              |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | Central Vacuum                  |
| Appliances        | Refrigerator, Stove(s), Freezer |
| Heating           | Forced Air, Natural Gas         |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Finished, Full                  |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                             |
| Lot Description   | Back Yard, Lawn, No Neighbours Behind, Private, Treed, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Wood Frame                                                               |
| Foundation        | Poured Concrete                                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 40               |
| Zoning         | AG               |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Ramstad Realty Ltd. |
|----------------|---------------------|

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