

46117 HWY 854
Rural Camrose County, Alberta

MLS # A2154950



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,160 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	34.45 Acres		
Lot Feat:	Creek/River/Stream/Pond, Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), F		

Heating:	Combination, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Hot Tub, Fridge and Stove in secondary residence

With over 34 acres, TWO homes, a barn, garden, chicken coop, double garage, storage and your own private pond with dock - this property has everything you need for your homesteading and hobby farm dreams! The main residence was built in 2000 and features a bright, open floor plan with tasteful updates throughout. You'll love the privacy and views at dawn, dusk and all times between from your wrap around deck - access from both the dining room and primary bedroom! Inside, you're graced by design from the farm house gallery kitchen with corner pantry, focal fireplace, chic bedrooms and updated bathrooms, including the ensuite. Downstairs, another four piece bathroom, two beautiful bedrooms, a family room, laundry and storage complete the finished basement. Additional luxuries here include central A/C, RO water system, a hot tub and secondary, cute-as-a-button 2 bedroom 544 sq ft bungalow with new windows, flooring, siding and fully renovated interior that is perfect for a workspace, hosting guests, revenue or generational family situations. The property is fully fenced, with animal pens, pasture, groomed trails around the pond and a lovely insulated hip roof barn. Located on a paved, secondary highway, you are just a few short minutes from Bawlf, with the full service communities of Daysland and Camrose both being about 15 minutes away - the video does not show the most recent updates, book your appointment to view it in person today!