

21370 440 Township
Rural Camrose County, Alberta

MLS # A2162380



\$647,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,141 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	25.08 Acres		
Lot Feat:	Landscaped, Many Trees, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Vinyl, Wood	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	4-44-21-W4
Exterior:	Wood Frame	Zoning:	GA
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Discover country living at its finest with this beautifully upgraded 5-bedroom home, heated shop (28' x 40') and multiple outbuildings - including a potential second residence, on ****over 25 acres****. The home was moved on a new basement (in-floor heat) in 2019, and has recently undergone substantial upgrades, including: windows, shingles, bathrooms, kitchen, flooring, fresh paint throughout and much more. Offering an expansive open-concept main floor that includes a spacious kitchen, dining, and living area, perfect for entertaining. The main floor also features a large office space, a convenient two-piece bathroom, and a laundry room. Upstairs, you'll find a generous primary bedroom with a massive walk-in closet and a luxurious five-piece en-suite bathroom. Two additional good-sized bedrooms and another five-piece bathroom complete the upper level. The basement, though requiring a few finishing touches, is set to offer two large bedrooms, a four-piece bathroom, and ample storage space, all warmed by in-floor heating. Step outside to enjoy a large covered patio, and a huge west-facing deck, perfect for outdoor living. And let's not forget the attached, oversized, heated double-car garage. This home has it all—comfort, space, and modern upgrades throughout! Conveniently located within easy commuting distance to Camrose, Wetaskiwin and Ponoka, the property is also situated on a bus route to the highly-rated K-12 school in New Norway. Whether you're looking for peaceful country living, or a property with room to grow the family/farm/ business, this one offers it all. Don't miss out on this unique opportunity!