

Courtesy Of Selena Atkinson Of Sweetly

## \$475,000 - 21318 Twp 464, Rural Camrose County

MLS® #E4422584

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,312 sqft

Rural on 2.75 Acres

None, Rural Camrose County, AB

Welcome to the perfect opportunity in Camrose County. If you've been dreaming of the privacy of country life on 2.75 acres with the modern touches of city living, you're going to love this home. It's unique floor plan offers endless possibilities for any buyer; whether turning it into a rental/air bnb, living in one side and renting the other, perhaps you have a parent who wants their independence but you want to stay close, you can make that happen here! A mere 15 minutes from Camrose, you are close to shops, restaurants, groceries stores, and every amenity you could need, the location here is excellent! To top it all off, no expense was spared on increasing energy efficiency; R28 insulation in the walls, triple pane windows, HRV system, radiant in floor heating and upgraded attic insulation - you want it, you've got it! Welcome to the country lifestyle with no neighbours you've always dreamed of. \*\* some photos virtually staged \*\*

Built in 2024

### Essential Information

MLS® #	E4422584
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,312
Acres	2.75
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	21318 Twp 464
Area	Rural Camrose County
Subdivision	None
City	Rural Camrose County
County	ALBERTA
Province	AB
Postal Code	T0C 0L0

### **Amenities**

Features	Hot Water Instant, Vaulted Ceiling, Vinyl Windows, HRV System
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### **Interior**

Heating	In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Private Setting, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	42
Zoning	Zone 80

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Listing information last updated on April 5th, 2025 at 1:32pm MDT