

\$675,000 - 45568 Rge Rd 200, Rural Camrose County

MLS® #A2234639

\$675,000

4 Bedroom, 4.00 Bathroom, 1,876 sqft
Residential on 4.20 Acres

NONE, Rural Camrose County, Alberta

Wake up in the Country, but just minutes to Camrose! This beautiful property has 4.2 acres, has a great BIG beautiful home and numerous out-buildings! Imagine enjoying the peace & quiet, sipping your morning coffee from your East facing covered deck or relaxing at the end of the day under the South facing deck. Although the home looks "old" ... it's NOT! It was built in 1996. The main level has exactly what any good "farmhouse" needs! Big back entry, main floor laundry (with a sink), 2 pc. washroom, HUGE kitchen and eating area, good-sized living room (complete with gas fireplace) AND a very spacious primary bedroom with a 4 pc. ensuite (w/ jet tub) and walk-in-closet. The upper level would be perfect for a studio, sewing area, craft room or private bedroom area. It has a 4 pc. washroom, bedroom (with walk-in-closet & skylight) and a bonus room. The basement offers 2 more big bedrooms, another 4 pc. washroom, family room, utility room and storage. We should tell you that the basement has a heated concrete floor, concrete footings, and 2x6 treated lumber walls (16" o.c.). The home and yard are SO WELL CARED for! The yard offers lilacs, rhubarb and loads of room for gardening. As far as buildings, the big barn has been transformed into a work-shop but has not 1, but 2 lean-to's, there's a single garage, numerous sheds, another lean-to AND electricity is ready for a double or triple garage to be built on the gravel to the west of the house. All this just minutes



to Camrose and other than the driveway ... ON
PAVEMENT!

Built in 1996

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2234639 |
| Price | \$675,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,876 |
| Acres | 4.20 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 45568 Rge Rd 200 |
| Subdivision | NONE |
| City | Rural Camrose County |
| County | Camrose County |
| Province | Alberta |
| Postal Code | T4V 2M9 |

Amenities

| | |
|--------------|------------------------------------------------------------|
| Parking | RV Access/Parking, Single Garage Detached, Gravel Driveway |
| # of Garages | 1 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | See Remarks |
| Heating | In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Wood, See Remarks |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 4 |
| Zoning | Country Residential |

Listing Details

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