

# \$439,000 - 20445 Township Road 493, Rural Camrose County

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MLS® #A2209694

**\$439,000**

2 Bedroom, 1.00 Bathroom, 1,131 sqft  
Residential on 4.91 Acres

NONE, Rural Camrose County, Alberta

This secluded property is located in one of only 5 Alberta Dark Sky Preserves. The 1131 sq ft home features 2 bedrooms, a full bath including a soaker tub and laundry, new stainless steel kitchen appliances and a large tiered deck to enjoy summer BBQs, star gazing around a fire or from the hot tub. Newer shingles on both the Home and heated oversized double Garage which provides ample space for vehicle and hobby storage, including a large RV pad adjacent. The home has a drilled water well with pump out septic tank and field. This treed 5 acre property is steps away from Miquelon Lake Provincial Park where outdoor enthusiasts will enjoy 4 season outdoor activities. Easy commute to all major areas with only a 20 minute drive to Camrose, and 40 minutes to Sherwood Park, Leduc, and South Edmonton.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209694  |
| Price          | \$439,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,131     |
| Acres          | 4.91      |



|            |   |
|------------|---|
| Year Built | 1976                                      |
| Type       | Residential                               |
| Sub-Type   | Detached                                  |
| Style      | Acreage with Residence, 1 and Half Storey |
| Status     | Active                                    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 20445 Township Road 493 |
| Subdivision | NONE                    |
| City        | Rural Camrose County    |
| County      | Camrose County          |
| Province    | Alberta                 |
| Postal Code | T4V2N1                  |

### Amenities

|              |   |
|--------------|---|
| Utilities    | Heating Paid For, Water Not Paid                                    |
| Parking      | Double Garage Attached, Heated Garage, Oversized, RV Access/Parking |
| # of Garages | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, No Smoking Home, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Conditioner, Water Softener, Oven |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Basement          | None  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Fire Pit                      |
| Lot Description   | Many Trees, Square Shaped Lot |
| Roof              | Asphalt Shingle               |
| Construction      | Wood Frame                    |
| Foundation        | Piling(s)                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 94               |
| Zoning         | A                |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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