

# \$495,000 - 19436 460 Township, Rural Camrose County

MLS® #A2212068

**\$495,000**

4 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 8.11 Acres

NONE, Rural Camrose County, Alberta

Discover the perfect turn-key acreage property you've been searching for! Situated on 8.11 acres just 6 miles from Camrose and only half a mile from pavement, this property offers both convenience and tranquility. The charming 1,054 sq. ft. bungalow features 4 bedrooms and 3 full baths, all beautifully renovated and upgraded to meet modern standards. In 2016, the home was placed on a new ICF block basement, and both the interior and exterior were completely refreshed.

The open-concept design creates a warm, inviting living space, with an impressive floorplan. The partially finished basement (concrete floors) with 9-foot ceilings provides ample room for any need. Step outside to a spacious deck, perfect for outdoor entertaining. A new 24x24 heated garage (2016) offers a great space for both parking and a workshop, while a 25x50 soft cover shelter adds versatility to the property.

The perimeter of the acreage is enclosed with a classic 3-rail fence, and a seasonal creek adds to the natural beauty of the land. The circular driveway and well-maintained landscaping enhance the overall appeal. Recent updates include a new well and septic system (both in 2016), and the tin roof provides durability for years to come.

For peace of mind, the current owners have installed an external generator to ensure you™ always have power. With all these features, this property is a true turn-key acreage, offering the perfect combination of



comfort, convenience, and natural beauty, all just a short drive from Camrose.

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2212068                         |
| Price          | \$495,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,054                            |
| Acres          | 8.11                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 19436 460 Township   |
| Subdivision | NONE                 |
| City        | Rural Camrose County |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T4V 2M9              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Double Garage Detached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Smoking Home, Open Floorplan, Pantry                   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Electric, Living Room, Mantle                                             |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                       |
| Lot Description   | Front Yard, Low Maintenance Landscape, No Neighbours Behind, Creek/River/Stream/Pond |
| Roof              | Metal                                                                                |
| Construction      | Wood Frame, Wood Siding                                                              |
| Foundation        | ICF Block                                                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 26               |
| Zoning         | CR               |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.