

# \$168,500 - 249, 22113 Township Road 440, Rural Camrose County

MLS® #A2197173

**\$168,500**

1 Bedroom, 1.00 Bathroom, 348 sqft  
Residential on 0.98 Acres

Sherman Park, Rural Camrose County,  
Alberta

Looking for the perfect escape from the hustle and bustle of city life? This charming lakeside retreat is just over an hour from both Edmonton and Red Deer and only 25 minutes from Camrose. Nestled on two spacious titled lots, this custom-built newer cottage offers year-round comfort with the ideal balance of peace, privacy, and convenience. Whether you're looking for a weekend getaway or a full-time retreat, this property has it all. Enjoy outdoor living with a spacious deck, a covered firepit area for cozy gatherings, and a handy storage shed. A true hidden gem—perfect for quiet relaxation or making lasting memories with family and friends.

Built in 2017

## Essential Information

MLS® #	A2197173
Price	\$168,500
Bedrooms	1
Bathrooms	1.00
Half Baths	1
Square Footage	348
Acres	0.98
Year Built	2017
Type	Residential
Sub-Type	Recreational



Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	249, 22113 Township Road 440
Subdivision	Sherman Park
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1M0

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Baseboard
Cooling	None

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Private
Roof	Metal
Construction	Wood Frame

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	15
Zoning	Lake Resort

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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