

# \$159,900 - 249, 253, 22113 Township Road 440, Rural Camrose County

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MLS® #A2197173

**\$159,900**

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

Sherman Park, Rural Camrose County,  
Alberta

Dreaming of a serene escape from city life?

This custom-built, newer lakeside cottage, nestled on two spacious titled lots, offers the perfect blend of tranquility and convenience—just over an hour from Edmonton and Red Deer, and only 25 minutes from Camrose. Whether you envision a weekend retreat or a year-round haven, this property delivers peace, privacy, and endless potential.

Step into a bright, thoughtfully designed cottage, fully wired for modern comfort with abundant 15-amp outlets, three 20-amp wired heaters, a 240-volt stove plug, and a 20-amp plug ready for an on-demand hot water system. The partially plumbed washroom sets the stage for easy completion, and permitted, inspected electrical work ensures quality and safety. An exterior box wired for a high-level septic alarm adds practicality.

Outside, embrace outdoor living on the expansive deck, perfect for morning coffee or evening stargazing. Gather around the covered firepit for cozy evenings with loved ones, and store your gear in the convenient shed. The generous double lot provides room to roam, garden, or create your vision of lakeside bliss.

Note that a well and septic tank will need to be installed, and the listing price reflects this opportunity for customization. With its prime



location and move-in-ready charm, this hidden gem is ideal for quiet relaxation or creating cherished memories with family and friends. Donâ€™t miss your chance to own this lakeside retreatâ€”schedule a viewing today!

Built in 2017

### Essential Information

MLS® #	A2197173
Price	\$159,900
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, 253, 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	Private Yard, Fire Pit
Lot Description	Private
Roof	Metal
Construction	Wood Frame

**Additional Information**

Date Listed	February 26th, 2025
Days on Market	73
Zoning	Lake Resort

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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