

# \$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	Acreage with Residence, Bungalow
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	5
Zoning	CR

### **Listing Details**

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