

## \$475,000 - 21318 Twp 464, Rural Camrose County

MLS® #E4434339

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,312 sqft

Rural on 2.75 Acres

None, Rural Camrose County, AB

Welcome to the perfect opportunity in Camrose County. If you've been dreaming of the privacy of country life on 2.75 acres with the modern touches of city living, you're going to love this home. It's unique floor plan offers endless possibilities for any buyer; whether turning it into a rental/air bnb, living in one side and renting the other, perhaps you have a parent who wants their independence but you want to stay close, you can make that happen here! A mere 15 minutes from Camrose, you are close to shops, restaurants, groceries stores, and every amenity you could need, the location here is excellent! To top it all off, no expense was spared on increasing energy efficiency; R28 insulation in the walls, triple pane windows, HRV system, radiant in floor heating and upgraded attic insulation - you want it, you've got it! Welcome to the country lifestyle with no neighbours you've always dreamed of. \*\* some photos virtually staged \*\*

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434339  |
| Price      | \$475,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,312                  |
| Acres          | 2.75                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21318 Twp 464        |
| Area        | Rural Camrose County |
| Subdivision | None                 |
| City        | Rural Camrose County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0C 0L0              |

### Amenities

|          |   |
|----------|---|
| Features | Hot Water Instant, Vaulted Ceiling, Vinyl Windows, HRV System |
|----------|---|

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Heating      | In Floor Heat System, Natural Gas |
| Stories      | 1                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Private Setting, Treed Lot, Partially Fenced |
| Construction      | Wood   |
| Foundation        | Slab   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 16            |
| Zoning         | Zone 80       |

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Listing information last updated on May 17th, 2025 at 1:32pm MDT