



Rural Camrose County

M: 4 R: 18 T: 47 S: 6 Q: SE

LP: \$595,000

18510 26 HI

SP:



ACTIVE

List ID#: E4191924

Type: Detached Single Family

Style: 2 Storey

Year Built: 1986

Full Baths: 3

Half Baths: 1

Tot A.G. SqFt: 3,116.29

Nearest Town: Camrose

Total Acreage: 9.860

Bdrms Above: 4 **Bdrms Total:** 5

Basement: Full

Basement Dev: Fully Finished

Tot A.G. SqM: 289.51

3100 sq ft 5 bedroom 9.86 acre acreage only 10 minutes to Camrose. \$200,000 + in updates! Stunning teflon coated aluminum shingles with a 40yr warranty, new windows/exterior doors, dura deck, bathrooms, floors. Entering you see beautiful Brazilian hardwood floors throughout the main level. An oak kitchen opens to a breakfast nook with french doors to the deck, living room w a real wood burning fireplace, separate formal dining, updated bathroom, main floor laundry, & a study/den complete this level. Upstairs sits 3 spacious bedrooms. The largest being the master with walk-in closet & a renovated ensuite. 2 more spacious bedrooms & a fully renovated bathroom with slate floors & double vanities! The large vaulted bonus room (built in 97) has skylights, a large family room, all new carpets + a bedroom/flex room. Double entries to the basement with lots of storage room, & large 5th bedroom/rec room w 3 piece bathroom. Oversized attached double garage, shop, shed, barn, water filtration system, gardens & more.

Directions: East on Highway 26 from Camrose for 10 minutes and property is on North side of highway. Property is a square forest surrounded by open farm land.

Virtual Tour: <https://youtu.be/K3jLO88Rd3s>

Brochure: <http://www.18510Hwy26-Camrose.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt	
Baths:	0	1	1	1	0	0	Main:			
Ensuite Baths:		0	1	0	0	0	Upper:			
Finished Lvl:	3						Abv Grd:			
Fireplace:	Yes						Lower:			
Parking:	Double Garage Attached, Double Garage Detached, RV Parking							Blw Grd:		
							Total A.G.:	289.51	3,116.29	
Living Rm:			M				Master Bdrm:		U	
Dining Rm:			M				Bedroom 2:		U	
Kitchen:			M				Bedroom 3:		U	
Family Rm:			U				Bedroom 4:		U	
Den:			M				Bedroom		L	
Bonus Rm:			U							

Flooring: Carpet, Hardwood, Slate

Construction: Wood Frame

Roof: See Remarks

Exterior: Vinyl

Foundation: See Remarks

Heat Type: Forced Air-1

Heat Source: Natural Gas

Site Influen: Partially Landscaped, Schools, Treed Lot, Vegetable Garden, Partially Fenced

Features: Deck, Fire Pit, Front Porch, Skylight, Vaulted Ceiling, Vinyl Windows, Workshop

Goods Incl: Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two

Goods Exclud:

Restrictions: None Known

Warranty:

Heat Paid For: Paid For

Power: Paid For

Water Supply: Drilled Well

Swr/Septic: Septic Tank & Field

Out Buildings: Barns, Equipment Storage, Workshop

Condo Name:

Condo Fee:

Condo Fee

Schedule:

Condo Fee

Frontage (M):

Depth (M):

Road Access: Gravel Driveway to House, Paved

Conform:

Taxes: \$3,347.00

Conform Year:

Tax Year: 2018

Lot Dimen:

Lot Shape: Square

Land Use:

Front Expos: South