



Rural Camrose County M: 4 R: 18 T: 47 S: 6 Q: SE **LP:** \$649,000
 18510 26 HI **SP:** M

ACTIVE

List ID#: E4142921
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

10 minutes from Camrose sits a beautiful private 9.86 acre oasis. Park like settings hide this 3100+ sq ft custom built home w stunning teflon coated aluminum shingles, new windows, exterior doors, with a big list of updates! Entering you see beautiful Brazilian hardwood floors throughout the main level. A great kitchen w oak cabinets that opens to a breakfast nook & living room + a large separate formal dining room! The living room has a real wood burning fireplace + a study/den. An updated powder room & main floor laundry complete the main floor. Upstairs are 3 spacious bedrooms. The large master has a walk-in closet to a renovated ensuite. 2 more spacious bedrooms & a full reno'd bath w slate & double vanities! Built in 97 the large bonus room addition (all new carpet) is vaulted, has skylights + a large 4th bedroom. Basement w lots of storage room & a rec room or 5th bedroom w 3/4 ensuite. Oversized attached double garage, shop, shed, barn, gardens & more. This place has been taken care of!

Directions: East on Highway 26 from Camrose for 10 minutes and property is on North side of highway.

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

Brochure: <http://www.18510-Hwy26-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

Foundation: See Remarks

Construction: Wood Frame

Heat Type: Forced Air-1

Roof: See Remarks

Heat Source: Natural Gas

Exterior: Vinyl

Site Influen: Treed Lot, Vegetable Garden, Partially Fenced

Features: Deck, Fire Pit, Front Porch, Hot Water Natural Gas, Skylight, Vaulted Ceiling, Vinyl Windows, Workshop

Goods Incl: Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two

Goods Exclud:

Restrictions: None Known

Warranty:

Water Supply: Drilled Well

Heat Paid For: Paid For

Swr/Septic: Septic Tank & Field

Power: Paid For

Out Buildings: Barns, Corral, Equipment Storage, Workshop

Condo Name:

Condo Fee

Condo Fee:

Condo Fee

Schedule:

Frontage (M):

Lot Dimen:

Depth (M):

Lot Shape:

Road Access: Gravel Driveway to House, Paved

Land Use:

Conform:

Conform Year:

Front Expos: South

Taxes: \$3,347.00

Tax Year: 2018