



## Rural Camrose County

18510 26 HI

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

LP:

\$649,000

SP:



ACTIVE

**List ID#:** E4151144

**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. Over \$200,000 in updates! Stunning teflon coated aluminum shingles, new windows & exterior doors. Entering you see newer 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.18510Hwy26-Camrose.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
<b>Baths:</b>	0	1	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	1	0	0	0	<b>Upper:</b>		
<b>Finished Lvl:</b>	3						<b>Abv Grd:</b>		
<b>Fireplace:</b>	Yes						<b>Lower:</b>		
<b>Parking:</b>	Double Garage Attached, Shop, See Remarks							<b>Blw Grd:</b>	
							<b>Total A.G.:</b>	289.51	3,116.29
<b>Living Rm:</b>			M				<b>Master Bdrm:</b>		U
<b>Dining Rm:</b>			M				<b>Bedroom 2:</b>		U
<b>Kitchen:</b>			M				<b>Bedroom 3:</b>		U
<b>Family Rm:</b>			U				<b>Bedroom 4:</b>		U
<b>Den:</b>			M				<b>Bedroom</b>		L
<b>Bonus Rm:</b>			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:** Landscaped, Private Setting, Schools, Treed Lot, Partially Fenced

**Features:** Deck, Parking-Extra, R.V. Storage, Skylight, Vaulted Ceiling, Workshop

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

**Goods Excl:**

**Restrictions:** None Known

**Warranty:**

**Heat Paid For:** Paid For

**Power:** Paid For

**Water Supply:** Drilled Well

**Swr/Septic:** Septic Tank & Field

**Out Buildings:**

**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:**

**Land Use:**

**Front Expos:** South