



Rural Camrose County
18045 Township Road 474

M: 4 R: 18 T: 47 S: 24 Q: NW

LP: \$699,900
SP: 

ACTIVE

List ID#: E4142914
Type: Detached Single Family
Style: 2 Storey
Year Built: 2008
Full Baths: 3
Half Baths: 1
Tot A.G. SqFt: 2,946.97

Nearest Town: Camrose
Total Acreage: 11.780
Bdrms Above: 5
Basement: Full
Basement Dev: Fully Finished
Tot A.G. SqM: 273.78
Bdrms Total: 7

Subdivision approved/processing. 2 parcels available separately or combined. 148.22 acres of cultivated/pasture (past crops incl peas, barley, wheat, canola, hay) and 11.78 acres (incl 4 acres cultivated & 2 acres for horse pasture) and 4500 square feet of wonderful family living space make this a dream home for a large family. 7 bedrooms, den, loft, bonus room, flex room and family room offer space for everyone! 9 ft ceilings and in-floor heating in the lower level. Large windows and vaulted ceilings add to the spacious feeling of the upper floor. The main floor master suite is an inviting sanctuary, with a luxurious ensuite with jet tub, plus access to the large covered deck. Ample well water and hot water on demand ensure your daily comfort and the shingles were replaced in 2008 with a 25 yr warranty! There's even a 1 acre fenced yard and a heated dog kennel. Over-sized double attached and double detached garages offer plenty of room for vehicles, storage and workshop.

Directions: East on Highway 26 from Camrose for 12 minutes. Then turn left (north) on Range Road 182. Turn right (East) on Township Road 474. Property is the only driveway on your right (after Range Road 181 on your left)

Virtual Tour: <https://youtu.be/0e5zWKgeFm4>

Brochure: <http://www.18045-TwpRd474-CamroseCounty.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt	
Baths:	0	1	0	2	0	0	Main:			
Ensuite Baths:		0	0	0	1	0	Upper:			
Finished Lvl:	3						Abv Grd:			
Fireplace:	Yes						Lower:			
Parking:	Double Garage Attached, Double Garage Detached, Over Sized						Blw Grd:			
							Total A.G.:	273.78	2,946.97	
Living Rm:	6.01x4.60		M	Master Bdrm:	4.11x5.39		M	Bedroom	4.49x4.02	B
Dining Rm:	3.85x3.23		M	Bedroom 2:	3.29x3.38		U	Bedroom	4.02x4.57	B
Kitchen:	4.49x3.65		M	Bedroom 3:	3.27x3.42		U	Other	3.23x3.35	M
Family Rm:	10.05x4.34		B	Bedroom 4:	3.29x3.27		U	Flex Space	5.63x6.47	U
Den:	3.29x3.38		M	Bedroom	3.58x3.29		U	Loft	3.35x6.09	U
Bonus Rm:	5.63x6.47		U							

Flooring: Carpet, Laminate Flooring, Linoleum

Foundation: Concrete

Construction: Wood Frame

Heat Type: Forced Air-1, In Floor Heat System

Roof: Asphalt Shingles

Heat Source: Natural Gas

Exterior: Vinyl

Site Influen: Fenced, Rolling Land, See Remarks

Features: Ceiling 9 ft., Deck, Hot Water Instant, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Workshop

Goods Incl: Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings

Goods Excl:

Restrictions: None Known

Warranty:

Water Supply: Drilled Well

Heat Paid For: Paid For

Swr/Septic: Septic Tank & Field

Power: Paid For

Out Buildings:

Condo Name:

Condo Fee

Condo Fee:

Condo Fee

Schedule:

Frontage (M):

Lot Dimen:

Depth (M):

Lot Shape:

Road Access: Gravel Driveway to House

Land Use:

Conform:

Conform Year:

Front Expos:

Taxes: \$4,981.37

Tax Year: 2018