



**Rural Camrose County**  
18045 Township Road 474

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

**LP: \$349,900**

**SP:**



**ACTIVE**

**List ID#:** E4151370

**Type:**

**Style:**

**Year Built:**

**Full Baths:** 0

**Half Baths:**

**Tot A.G. SqFt:**

**Nearest Town:** Camrose

**Total Acreage:** 148.220

**Bdrms Above:** 0

**Bdrms Total:**

**Basement:**

**Basement Dev:**

**Tot A.G. SqM:**

148.22 acres roughly equating to 82 acres of cultivated land. Which previous crops have been, peas, barley, wheat, and canola. 56 acres of open pasture with minimal trees making it easy to cultivate. With the remaining 10 acres of marsh like land which was used for hay.

**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/bbgwW-Wt6dA>

**Brochure:** <http://www.148acres-CamroseCounty.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
<b>Baths:</b>							<b>Main:</b>		
<b>Ensuite Baths:</b>							<b>Upper:</b>		
<b>Finished Lvl:</b>							<b>Abv Grd:</b>		
<b>Fireplace:</b>							<b>Lower:</b>		
<b>Parking:</b>							<b>Blw Grd:</b>		
							<b>Total A.G.:</b>		
<b>Living Rm:</b>							<b>Master Bdrm:</b>		
<b>Dining Rm:</b>							<b>Bedroom 2:</b>		
<b>Kitchen:</b>							<b>Bedroom 3:</b>		
<b>Family Rm:</b>							<b>Bedroom 4:</b>		
<b>Den:</b>									
<b>Bonus Rm:</b>									

**Flooring:**

**Construction:**

**Roof:**

**Exterior:**

**Foundation:**

**Heat Type:**

**Heat Source:**

**Site Influen:** See Remarks

**Features:**

**Goods Incl:**

**Goods Exclud:**

**Restrictions:** None Known

**Warranty:**

**Heat Paid For:** None

**Power:** None

**Water Supply:** None

**Swr/Septic:** None

**Out Buildings:** None

**Condo Name:**

**Condo Fee:**

**Condo Fee**

**Schedule:**

**Condo Fee**

**Frontage (M):**

**Depth (M):**

**Road Access:** Gravel

**Conform:**

**Taxes:** \$0.00

**Lot Dimen:**

**Lot Shape:**

**Land Use:**

**Front Expos:**

**Conform Year:**

**Tax Year:** 2018