



**Rural Camrose County**  
49342 Range Road 200

M: 4 R: 20 T: 49 S: 24 Q: NE

**LP: \$849,900**

**SP:**



**ACTIVE**

**List ID#:** E4184857  
**Type:** Detached Single Family  
**Style:** Hillside Bungalow  
**Year Built:** 2013  
**Full Baths:** 3  
**Half Baths:** 1  
**Tot A.G. SqFt:** 2,139.02  
**Nearest Town:** Tofield  
**Total Acreage:** 80.000  
**Bdrms Above:** 3  
**Basement:** Full  
**Basement Dev:** Fully Finished  
**Tot A.G. SqM:** 198.72  
**Bdrms Total:** 5

Privately nestled on 80 well laid out acres 35mins from Edmonton/Sherwood Park area, minutes to Miquelon Lake! Sits a beautiful 5 bedroom hillside walkout bungalow with a real chalet feel. Step up rustic stone steps into an open concept of 15 ft open beam vaulted ceilings & a view! Hickory cabinets, granite counters, large pantry, heated floors, mud room, recessed lighting & a cozy gas fireplace! Walkout of your amazing basement, or sit high up on the back deck watching Elk & wildlife in your own nature retreat with a large pond surrounded by hills & trees. Theres a great 2,200 sq ft shop with large overhead doors, ample RV storage, heated floors & drains, 240v & bathroom! A large active chicken coop with 240v & an enclosed run make eggs at home easy. Or convert it to a dog house/shed. 20 acres of enclosed pasture have a barn/shelter & an automated 4 season waterer! 40 acres is farmed each yr, 30 being oats/canola, the remaining hay. Garden shed, single detached concreted 240v garage, bonfire pit & more!

**Directions:** East on Hwy 14 till RR 201 (make sure says 833) turn right. Head south till township road 494 & turn left. Then first right onto RR 200. First driveway on right.

**Virtual Tour:** <https://youtu.be/NXDe2vFQTNA>

**Brochure:** <http://www.49342-RR200-Camrose.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
<b>Baths:</b>	0	1	0	2	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	1	0	0	<b>Upper:</b>		
<b>Finished Lvl:</b>	2						<b>Abv Grd:</b>		
<b>Fireplace:</b>	Yes						<b>Lower:</b>		
<b>Parking:</b>	Double Garage Attached, RV Parking, Shop, Single Garage Detached						<b>Blw Grd:</b>		
							<b>Total A.G.:</b>	198.72	2,139.02
<b>Living Rm:</b>							<b>Master Bdrm:</b>		M
<b>Dining Rm:</b>							<b>Bedroom 2:</b>		M
<b>Kitchen:</b>							<b>Bedroom 3:</b>		M
<b>Family Rm:</b>							<b>Bedroom 4:</b>		B
<b>Den:</b>							<b>Bedroom</b>		B
<b>Bonus Rm:</b>									

**Flooring:** Ceramic Tile, Laminate Flooring

**Foundation:** Insulated Concrete Form

**Construction:** Wood Frame

**Heat Type:** In Floor Heat System

**Roof:** Metal

**Heat Source:** Natural Gas

**Exterior:** Stucco, Wood

**Site Influen:** Backs Onto Park/Trees, Creek, Fenced, Hillside, Landscaped, Private Setting, Rolling Land, Schools, Stream/Pond, Treed Lot, Vegetable Garden, See Remarks

**Features:** Air Conditioner, Open Beam, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks

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

**Goods Exclud:**

**Restrictions:** None Known

**Warranty:**

**Water Supply:** Cistern

**Heat Paid For:** Paid For

**Swr/Septic:** Holding Tank

**Power:** Paid For

**Out Buildings:** Barns, Corral, Workshop

**Condo Name:**

**Condo Fee**

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**Schedule:**

**Frontage (M):**

**Lot Dimen:**

**Depth (M):**

**Lot Shape:** Rectangular

**Road Access:** Gravel Driveway to House

**Land Use:**

**Conform:**

**Conform Year:**

**Front Expos:** East

**Taxes:** \$3,593.00

**Tax Year:** 2019