

# \$950,000 - 48324 834 Highway, Rural Camrose County

MLS® #A2101080

**\$950,000**

5 Bedroom, 4.00 Bathroom, 1,972 sqft  
Residential on 9.64 Acres

NONE, Rural Camrose County, Alberta

Outstanding acreage living in this immaculate sprawling bungalow located only 15 minutes from Camrose! Talk about checking all the boxes! This 1972 square foot home is fully finished with an oversized attached double garage, sits on just over 9 acres of land, with highway access, and boasts a 40 x 60 fully finished work shop with 3 bay doors! You and the family are going to absolutely adore this beautiful home from the moment you walk in the front door with its spacious entry that leads right into the large living room with gas fireplace that looks upon your mammoth patio with natural gas hooked up for your BBQ. In the dining area you'll find lots of room for a large dining table and a built in desk which also currently houses the security system. A 10 foot long island with breakfast bar centers the kitchen that showcases a large corner pantry and a wealth of cabinets, drawers and counter space that will make large dinners a breeze. Off of the kitchen, is main floor laundry and a two piece bath. On the other side of the kitchen is access to the heated double garage which features a large mud room for all the kid's jackets, bags and hockey gear! On the main floor you'll also find the massive primary bedroom that holds a 3 piece en-suite and walk-in closet. Along with the primary bedroom, there are two generously sized bedrooms and a 4 piece bath. As you head into the fully finished basement you'll love the gigantic family room and the two enormous bedrooms! The basement also



boasts a 3 piece bathroom, great storage area and a utility room you can actually maneuver in! That is only the house, we can't forget about the heated 40 x 60 shop with its 3 bay doors with space for all the toys and a convenient loft for storage. This shop also holds the two large cisterns for the home so you never have to worry about the well freezing up. In the front yard, you'll enjoy all the green space, a small dugout and multipurpose concrete pad with in-floor heat, which is also in the house, that has been used to hold a swimming pool in the summer and a small skating rink in the winter. With a large tree house in the back, a private hot tub set up behind the home and all the space to activities; this is the perfect family home for you to live, work and play!

Built in 2018

### Essential Information

MLS® #	A2101080
Price	\$950,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,972
Acres	9.64
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	48324 834 Highway
Subdivision	NONE
City	Rural Camrose County

County	Camrose County
Province	Alberta
Postal Code	T0B 2M2

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Tankless Water Heater, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, RV Hookup
Lot Description	Front Yard, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	January 11th, 2024
Days on Market	534
Zoning	AG

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.