

# \$624,900 - 20201 Twp Rd 460, Rural Camrose County

MLS® #A2165144

## \$624,900

1 Bedroom, 1.00 Bathroom, 912 sqft

Agri-Business on 82.42 Acres

NONE, Rural Camrose County, Alberta

Beautiful Homestead Spread of 82.42 Acres on the bank, overlooking the Battle River and Dried Meat Lake. Just outside of Desirable Camrose, Alberta. Primarily pasture land with an "eco-built" Awesome Stackwood Log home completely off grid and waiting for you to add your personal touches to. Located only 10 km south of Camrose and yet very privately secluded. This 900+ Sqft One Bedroom home is a combination strawbale and cordwood (stamped engineer plans available) with massive south facing windows for passive solar gain and looking out over the amazing landscape and incredible sunsets. It has both solar and wind generation systems as well as a 8 KW Kohler back up generator powered by propane tank for electricity. There is a Osborne airtight stove as well Inslab heat from a propane fired Instant hot water system for those chilly winter nights. The instant Hot water system also does the domestic water to get your bath just the right temperature. All your the options are covered for you to homestead comfortably . A Full length Wrap around deck spans 2 sides. A "bunkhouse" off the deck and another wood storage shed form the support for a breeze-way drive through parking area. The yard is open and expansive with raised garden beds and a large perennial flower garden. Only your imagination is needed to decide what to grow on this perfectly sized HOMESTEAD. Market Gardening or Animals will thrive here in this climate. Camrose is rated the 25th city,



nationwide, desired to move to, with a university, hospital and other health care special services. It also has large shopping districts, music, theatre, art, 2 performance venues, farmers market and more.

Recreational amenities include an aquatic center, hockey, curling, skating, dance, soccer, golf, senior center, bike, hiking and cross country ski trails and more. The Edmonton airport and city are approximately 1 hour commute on good hiways.. Water Cistern and septic tank are complete and a propane tank is included. Upgrade to your hearts desire.

Built in 2012

### **Essential Information**

MLS® #	A2165144
Price	\$624,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	82.42
Year Built	2012
Type	Agri-Business
Sub-Type	Agriculture
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	20201 Twp Rd 460
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V 4E7

### **Amenities**

Utilities	Propane, Satellite Internet, Connected, Other
Parking Spaces	10
Waterfront	See Remarks

Interior

Interior Features	See Remarks, Soaking Tub, Hot
Appliances	Refrigerator, Gas Stove
Heating	High Efficiency, In Floor, Hot Water, See Remarks, Solar, Separate Water
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Farm, Pasture
Roof	Metal
Construction	Mixed, Post & Beam, Log, Stone
Foundation	Poured Concrete



Additional Information

Date Listed	September 9th, 2024
Days on Market	279
Zoning	Agriculture

Listing Details

Listing Office	2 Percent Realty Advantage
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