

# **\$675,000 - 45568 Rge Rd 200, Rural Camrose County**

MLS® #A2234639

**\$675,000**

4 Bedroom, 4.00 Bathroom, 1,876 sqft  
Residential on 4.20 Acres

NONE, Rural Camrose County, Alberta

Wake up in the Country, but just minutes to Camrose! This beautiful property has 4.2 acres, has a great BIG beautiful home and numerous out-buildings! Imagine enjoying the peace & quiet, sipping your morning coffee from your East facing covered deck or relaxing at the end of the day under the South facing deck. Although the home looks "old" ... it's NOT! It was built in 1996. The main level has exactly what any good "farmhouse" needs! Big back entry, main floor laundry (with a sink), 2 pc. washroom, HUGE kitchen and eating area, good-sized living room (complete with gas fireplace) AND a very spacious primary bedroom with a 4 pc. ensuite (w/ jet tub) and walk-in-closet. The upper level would be perfect for a studio, sewing area, craft room or private bedroom area. It has a 4 pc. washroom, bedroom (with walk-in-closet & skylight) and a bonus room. The basement offers 2 more big bedrooms, another 4 pc. washroom, family room, utility room and storage. We should tell you that the basement has a heated concrete floor, concrete footings, and 2x6 treated lumber walls (16" o.c.). The home and yard are SO WELL CARED for! The yard offers lilacs, rhubarb and loads of room for gardening. As far as buildings, the big barn has been transformed into a work-shop but has not 1, but 2 lean-to's, there's a single garage, numerous sheds, another lean-to AND electricity is ready for a double or triple garage to be built on the gravel to the west of the house. All this just minutes



to Camrose and other than the driveway ... ON  
PAVEMENT!

Built in 1996

### Essential Information

MLS® #	A2234639
Price	\$675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,876
Acres	4.20
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	45568 Rge Rd 200
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V 2M9

### Amenities

Parking	Gravel Driveway, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	See Remarks, Wood

### Additional Information

Date Listed	June 26th, 2025
Days on Market	14
Zoning	Country Residential

### Listing Details

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