# \$459,000 - 46512 Range Road 150, Rural Flagstaff County

MLS® #A2253550

## \$459,000

3 Bedroom, 2.00 Bathroom, 1,570 sqft Residential on 3.66 Acres

NONE, Rural Flagstaff County, Alberta

Nestled on 3.66 acres just one mile off Highway 26 and only 30 minutes east of Camrose, this updated acreage offers the perfect blend of comfort and country charm. Since 2016, the home has seen numerous improvements, including a metal roof, windows, doors, flooring, kitchen, bathrooms and more. The bright open floor plan is warm and inviting, highlighted by a covered front deck, hardwood floors with classic wood beams, and a heated, insulated back porch featuring a wood stove that adds cozy character to winter evenings. The main floor includes two bedrooms, with the primary suite offering the convenience of in-room laundry and a private three-piece ensuite. An open kitchen with an island seamlessly flows into the dining area and living room, creating a spacious area for everyday living and entertaining. Downstairs, the fully finished basement provides a family room, storage room, and two generously sized bedrooms, one of which has a window under the deck that does not meet egress code. Mechanical updates include a new furnace in 2016, a hot water tank in 2013, and a reverse osmosis system. The yard is beautifully maintained with mature trees, a garden plot, and a long gated driveway leading into a fully fenced property. Outbuildings are impressive, starting with a 48x36 heated shop equipped with 220V wiring, a drain, ceiling fans, and a 14-foot overhead







door. A 20x34 cold storage garage with a 10-foot door and two sheds, one with power and an additional RV plug, adds excellent utility. RV parking, large water tanks, and landscaped grounds make this property as practical as it is welcoming. This is a truly move-in-ready acreage, offering space, functionality, and modern updates in a peaceful rural setting close to Camrose!

Built in 1960

## **Essential Information**

MLS® # A2253550 Price \$459,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,570

Acres 3.66

Year Built 1960

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 46512 Range Road 150

Subdivision NONE

City Rural Flagstaff County

County Flagstaff County

Province Alberta
Postal Code T0B 4H0

#### **Amenities**

Parking Heated Garage, RV Access/Parking, 220 Volt Wiring, Quad or More

Detached

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Kitchen Island, Natural Woodwork, No

Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Propane, See Remarks

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Fire Pit, Garden, Storage

Lot Description Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Treed

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 6th, 2025

Days on Market 60 Zoning AG

# **Listing Details**

Listing Office Coldwell Banker Battle River Realty

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