

# \$495,000 - 46512 Range Road 150, Rural Flagstaff County

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MLS® #A2253550

**\$495,000**

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	\$495,000
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
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**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Natural Woodwork, No
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	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	Finished, 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	2
Zoning	AG

## Listing Details

Listing Office	Coldwell Banker Battle River Realty
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