

# **\$532,000 - 47159 833 Highway, Rural Camrose County**

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MLS® #A2163790

**\$532,000**

5 Bedroom, 1.00 Bathroom, 1,096 sqft  
Residential on 2.61 Acres

NONE, Rural Camrose County, Alberta

This property offers a wonderful blend of country charm and city convenience, perfect for creating a lifetime of memories. Situated in the desirable Braim area, this 5-bedroom home rests on 2.61 developed acres, providing ample space for all your family needs. Its prime location on the paved Hwy 833 makes for an easy commute as the City of Camrose is just minutes away!

Ideal for car enthusiasts or those with a home business, the 28x26 double detached garage provides space to work and play. Enjoy year-round living with a cheerful side deck, complete with a gas line for BBQs. The 10x14 three-season porch offers stunning views of the property and is a prime spot for bird watching and a view of the two custom birdhouses for purple martins.

Inside, the main floor includes three bedrooms, a 4-piece bath, a functional eat-in kitchen with ample cabinets, a dining area with deck access, and a bright, spacious living room. The basement provides two additional bedrooms, a large rec room, and a laundry room, along with plenty of storage space.

The expansive acreage is perfect for family activities, whether it's hosting campouts, playing hide and seek, or building tree forts. It's a place where you can enjoy simple pleasures, like hanging clothes on the line and calling the kids in for supper with a dinner bell.



This property offers the ideal mix of acreage tranquility and close proximity to city amenities. Welcome to your new home, where cherished family memories await!

Built in 1961

### Essential Information

MLS® #	A2163790
Price	\$532,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,096
Acres	2.61
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	47159 833 Highway
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V 2N1

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Vinyl Windows, Sump Pump(s)
Appliances	Garage Control(s), Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Fireplace(s), Wood
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot, Fruit Trees/Shrub(s), Lawn, Landscaped, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 7th, 2024
Days on Market	237
Zoning	res acreage

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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