

# **\$1,250,000 - 20444 Twp Rd 472, Rural Camrose County**

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MLS® #A2218433

**\$1,250,000**

5 Bedroom, 4.00 Bathroom, 1,993 sqft

Residential on 14.93 Acres

NONE, Rural Camrose County, Alberta

It's ALL here, just minutes to town! Set up on a sloping hill, overlooking the fields and lights of Camrose in the distance, you'll find this **STUNNING HOME, AMAZING SHOP** and almost 15 ACRES. Yes, you can enjoy the sunrises & sunsets too. This Pan Abode cedar home, with wrap around decking, has almost 2000 sq. ft of living space on the main level. You'll love the country feel, gorgeous open concept living area and tons of natural light pouring in the windows and 4 skylights (2 of them have remote blinds)! Plus the fact this home has undergone extensive renovations: Brand new kitchen with quartz countertops & appliances, triple pane windows, fiberglass doors, TWO air conditioners and new decking. The main level offers a spacious primary suite with WIC & 4 pc. ensuite, 2 more bedrooms, the laundry room, and the main washroom ... but the best part is the open living area (complete with cozy gas fireplace) overlooking the countryside. There's even a "bonus" room too, for whatever your heart desires (music, reading, crafting, or just extra eating area when the family comes over). The lower level offers a HUGE games/family room, another bedroom and washroom (w/ steam room), an office (or another bedroom), LOADS of storage and it's a "walk-out". Let's talk for a minute about all the "outdoor living space" to enjoy! Whether you want sun or shade, you can choose the composite decking or patio on 3 sides of the home. Sit, relax and enjoy the view! A few other details: there are BBQ gas



hook-ups on both the front & back of the home, in-floor heat in the basement, CITY of EDMONTON water, NEW septic field, NEW water well, paved driveway, and a raspberry patch. You'll appreciate the attached double (24'x24') heated garage and shop space that will house any project or vehicles necessary. The West (unheated) shop part is 30'Wx60'L, the East (heated) part is 30'Wx40'L and boasts a mezzanine & 2 pc. washroom, and the North (unheated) part is 32'Wx30'L. Bring the kids, friends and pets ... welcome home! p.s. it's fully fenced, just needs a gate at the laneway.

Built in 1993

### **Essential Information**

MLS® #	A2218433
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,993
Acres	14.93
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	20444 Twp Rd 472
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V 1X6

### **Amenities**

Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	See Remarks
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Gentle Sloping
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Wood

### Additional Information

Date Listed	May 7th, 2025
Days on Market	15
Zoning	Country Res

### Listing Details

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