

\$269,000 - 44455 Range Road 174, Rural Camrose County

MLS® #A2168142

\$269,000

2 Bedroom, 1.00 Bathroom, 1,092 sqft
Residential on 9.64 Acres

NONE, Rural Camrose County, Alberta

Quiet and private acreage located a couple of miles off pavement near Rosalind. This 9.64 acre parcel welcomes you with a tree lined driveway, leading to an open yard space with plenty of graveled parking. In addition to the yard site the land includes a fenced and cross fenced pasture equipped with gates, ready to lease out or pasture a few of your own animals. The 2 bedroom, 1 bath home has the charming farm house feel. There's a good open living space with room for a large family dining table, and patio doors off the living room leading onto a sunny deck. The newer 28'x40' steel quonset is a great work space and is equipped with a natural gas furnace. There is also a 24'x24' two car garage on a concrete slab. The nicely treed yard provides a relaxing sheltered fire pit area, plenty of yard space for playing or parking, a garden, garden shed, and an additional storage building. This property is serviced with a water well, open discharge septic and buried power & gas lines. With all the acres, this property could be developed further to house more buildings or infrastructure for animals.

Built in 1923

Essential Information

MLS® #	A2168142
Price	\$269,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,092
Acres	9.64
Year Built	1923
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	44455 Range Road 174
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 3Y0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Portable Dishwasher
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard, Fire Pit, Garden, Storage
Lot Description	Lawn, Private, Treed, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Combination

Additional Information

Date Listed	September 27th, 2024
Days on Market	203
Zoning	AG

Listing Details

Listing Office	Coldwell Banker Battle River Realty
----------------	-------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.