

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

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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	205
Zoning	AG

### **Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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