

# \$287,500 - 18415 Twp Road 432, Rural Camrose County

MLS® #A2212189

**\$287,500**

1 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 3.31 Acres

NONE, Rural Camrose County, Alberta

Just beyond where the Battle River valley meets the lush prairie topline you'll find this 3.31 acre parcel of privacy and potential! Bordered by a mature tree belt and a view with no neighbors, the yard has recent development of a gravel RV pad with power, has a single detached garage and also a double garage with a concrete pad and 220 power - it served as a horse barn at one time, easily convert it back for a perfect place for animals! There's also a covered dog kennel plus two sheds and a walk-in grain bin ready for your creativity and storage needs. The wrap around deck surrounds the dining room of the character home which has seen an addition since it's original build in 1950. You can watch the sun rise and fall in peace and quiet and enjoy the sound of rain falling on your tin roof, bird watch and catch glimpses of moose, deer, elk and the variety of wildlife that are commonly seen roaming the fields. Inside has a bright open floor plan with patio doors leading to the dining room and spacious kitchen with built in storage. There is original hardwood under the vinyl plank flooring, windows with solid wood frames & trims, even crystal door knobs - imagine the possibilities in making this your own! One bedroom on the main floor with a Jack & Jill ensuite bathroom and a living room with cozy wood burning stove add to the cottage charm and country getaway feel. The second story is finished, with a door separating the carpeted staircase that leads up to two rooms without closets and



a nook with storage- this flex space is ideal for children's rooms, crafting or an office. There is also a full basement with 6'4" ceilings, laundry, a roughed in bathroom, a family room, lots of storage and potential for another bedroom. Updates include Furnace, HWT and pressure tank (2009), water treatment and a cistern to compliment the 1993 drilled well. Bussing is available from the driveway to the K-12 Bawlf School, and this property is about equal distances to Camrose and Stettler, and right in the middle of Rosalind, Donalda and Edberg- Double Dam Golf Course and Ferry Point Campground & park are just down the road! With lots of space to garden, hobby farm, homestead, hunt, build or move in a second residence for generational living - the sky is the limit at this unique property in Camrose County!

Built in 1950

### **Essential Information**

MLS® #	A2212189
Price	\$287,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	3.31
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	18415 Twp Road 432
Subdivision	NONE
City	Rural Camrose County

County	Camrose County
Province	Alberta
Postal Code	T0B 1H0

### Amenities

Utilities	Propane
Parking	Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Wood, Wood Stove, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Full, Partially Finished

### Exterior

Exterior Features	Fire Pit, Garden, Kennel, Private Yard, Storage, RV Hookup
Lot Description	Front Yard, Lawn, Level, Many Trees, Native Plants, No Neighbours Behind, Private, Rectangular Lot, Secluded, Farm
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	5
Zoning	AG

### Listing Details

Listing Office	Coldwell Banker Battle River Realty
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