

# **\$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 | 235                 |
| Zoning         | res acreage         |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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