

# \$589,000 - 41553 Range Road 212, Rural Camrose County

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MLS® #A2233925

**\$589,000**

4 Bedroom, 3.00 Bathroom, 1,745 sqft  
Residential on 5.73 Acres

NONE, Rural Camrose County, Alberta

5.73 acres located only 1.25 miles from Bashaw. Custom built, one owner home with expansive 1745 sq. ft. floor plan. So many great features including, hardwood and ceramic floors and a practical main floor laundry. Bright kitchen with lots of cabinets and counter space. Spacious dining area, with garden doors opening onto the deck. There's 3 bedrooms plus an office/4th bedroom on the main. The main bathroom and the ensuite bath are huge and have sunken jetted tubs! There's also a 2 piece bathroom off the back entrance. The basement has another bedroom, a sewing or desk area and a family room with a split fieldstone fireplace. The basement also has a massive 22' x 31' workshop that has the potential to be developed into living space. There is plenty of options for parking or work space with a 28' x 24.5' attached garage plus the 40' x 24' tripple garage/shop. The 36' x 24' barn with waterer along with plenty of pasture will accommodate livestock/horses. Great location, with access to Buffalo lake as well as the Bashaw Golf and Country Club just minutes away.

Built in 1973

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2233925  |
| Price  | \$589,000 |



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,745                            |
| Acres          | 5.73                             |
| Year Built     | 1973                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 41553 Range Road 212 |
| Subdivision | NONE                 |
| City        | Rural Camrose County |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T0B0H0               |

### Amenities

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Attached, Triple Garage Detached |
| # of Garages | 5                                              |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Vinyl Windows         |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Family Room, Wood Burning                         |
| Has Basement      | Yes                                               |
| Basement          | Full, Partially Finished                          |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Fire Pit             |
| Lot Description   | Lawn, Pasture, Treed |
| Roof              | Asphalt Shingle      |

|              |                                  |
|--------------|----------------------------------|
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Block                            |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Days on Market | 61              |
| Zoning         | A               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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