

# **\$919,000 - 47228 Range Road 200, Rural Camrose County**

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MLS® #A2235775

**\$919,000**

4 Bedroom, 5.00 Bathroom, 2,433 sqft  
Residential on 12.70 Acres

NONE, Rural Camrose County, Alberta

Stunning custom built acreage 3 miles north of Camrose. This impeccable home situated on over 12 acres is sure to impress. Boasting a bright and open floor plan that features expansive views of the property from every window. The main floor has an excellent kitchen with upgraded Kitchen Craft cabinetry, large island, dining area, wonderful family room and a formal dining area that could easily make a superb office. Off the kitchen is the functional laundry area and mud room that features in floor heat, an additional fridge/freezer combo, sink and full bathroom. Upstairs there are three bedrooms one of which is the primary bedroom with walk in closet, ensuite and upper deck that has sweeping views of the property. The basement is well laid out and only needs a few minor touches to be complete. Heated floors, wonderful family room, large bedroom and a full bathroom complete this space. Outside you'll notice the mature yard site, garden areas, wrap around deck and more. The secondary garage where the 3500 gallon water tanks are the perfect space for additional items. A recent addition to the property is the excellent heated wood shop with loft that could easily be redesigned for whatever you desire. R50 insulation, triple pane windows, brand new Navien on demand system, heated garage, heated shop, heated wood shop all on just over 12 acres within 5



minutes to Carmrose. Simply perfect!

Built in 2008

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2235775                         |
| Price          | \$919,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 4                                |
| Half Baths     | 1                                |
| Square Footage | 2,433                            |
| Acres          | 12.70                            |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 47228 Range Road 200 |
| Subdivision | NONE                 |
| City        | Rural Camrose County |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T4V 2N1              |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                                |
| Heating           | Forced Air                                                                                                                                   |
| Cooling           | None                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                          |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard                                                                                    |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Many Trees, Private, See Remarks, Views |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 37              |
| Zoning         | CR-2            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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