

# **\$357,000 - 49551 Range Road 202, Rural Camrose County**

MLS® #E4433492

**\$357,000**

2 Bedroom, 1.00 Bathroom, 1,300 sqft

Rural on 39.68 Acres

None, Rural Camrose County, AB

Private getaway just southeast of Edmonton. The 39.86 acres are beautifully treed with a 1300 sq. ft. 1 1/2 storey home and oversized 28x26 double garage. The home has a large covered veranda, newer roof, kitchen has been updated with white MDF cabinets which are spacious and open to the dining area. The main floor has the living room, one bedroom and a full 4 piece bathroom. The 2nd floor has one big bedroom which has been converted from two bedrooms, with a separate den/sitting area. There is a full basement which has been partly finished. Outside there are other outdoor buildings and walking trails. Property does require some TLC. Property is close to golfing, walking trails, and camping out by Miquelon lake. Property is sold as is, where is at the time of possession.

Built in 1946

## **Essential Information**

MLS® #	E4433492
Price	\$357,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,300



Acres	39.68
Year Built	1946
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	49551 Range Road 202
Area	Rural Camrose County
Subdivision	None
City	Rural Camrose County
County	ALBERTA
Province	AB
Postal Code	T0B 2M1

### Amenities

Features	See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Rolling Land, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 30th, 2025
Days on Market	54
Zoning	Zone 80

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