

# **\$625,000 - 46445 Range Road 200, Rural Camrose County**

---

MLS® #A2235168

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,389 sqft  
Residential on 10.40 Acres

NONE, Rural Camrose County, Alberta

10.4 Acres - No Gravel - Quality built Bungalow with outbuilding and so close to town you can smell the Tim Hortons. This one owner property shines with its bright layout and features like AC, main floor laundry, heated 28x25 Garage and 24x38 Shop with dual 10x12 OH Doors. Traditional layout with a large entry off the garage leads into the kitchen with quality oak cabinetry, a corner sink with window, raised eating bar and even a skylight. Sharing in that space is a nice dinette with bright windows and room to expand to fit the whole family. From there you'll appreciate the large living room, again with bright windows, a cozy corner gas fireplace and access to the partially covered wrap around deck. The main level sees a large Primary Bedroom with dual closets and a private 3pc ensuite. Additionally there is a 2nd bedroom, a 3pc bath (jet tub) and a handy laundry option in the hall closet. Basement is fully finished and showcases a huge family room, 1 bedroom with double closet, 1 flex room with walk-in closet, cold room and a 3pc bath. Outside you've got just over 10 acres of usable space with highway frontage - makes for a unique setting if looking for a home based business and you'll sure appreciate the pavement right up to your property. This wonderful home is ready and waiting for you.

Built in 1995



## Essential Information

MLS® #	A2235168
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,389
Acres	10.40
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	46445 Range Road 200
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B2M1

## Amenities

Parking	Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Central Vacuum
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
-------------------	------

Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	23
Zoning	AG/UR

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.