

# **\$1,590,000 - 41255 Range Road 211 A - E, Rural Camrose County**

---

MLS® #A2169832

**\$1,590,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 0.00 Acres

NONE, Rural Camrose County, Alberta

Discover your dream getaway with this incredible property, featuring four residences! Nestled on a sprawling 151 acres of beautiful farmland, this stunning collection of log and cottage-style homes offers unparalleled opportunities for year-round living, summer retreats, or lucrative rental options.

Main Log House:

Rustic charm, complete with a beautiful stone-facing fireplace, perfect for cozy evenings. Four spacious bedrooms and three modern baths to accommodate family and guests. Enjoy the outdoors on a covered screened-in deck, and a full walk-out basement for added space and convenience. Attached to a double detached log garage via a convenient underground hallway.

Charming Lake Cottage:

A delightful cottage with direct lake access, featuring a private, treed yard for ultimate serenity. Ideal as a summer retreat or rental property, offering an escape from the hustle and bustle.

Versatile Additional Home: 1.5-story home boasting 4 bedrooms and 2 baths.

Expansive deck perfect for hosting summer gatherings while enjoying breathtaking lake views.

Bonus Features: A large 36'x40' shop that's perfect for your hobbies or can be used for additional storage.

A mobile home with its own beautiful yard,



ready to provide income potential or accommodate guests.

Plus, a 48'x70' Quonset with a 28'x32' concrete floor, situated within a secure 5-acre fenced compound currently utilized for storage and rental space.

This one-of-a-kind property offers incredible versatility and endless possibilities. Whether you're looking to create a family compound, investment opportunities, or a tranquil retreat by the lake, don't miss out on this extraordinary chance to own a piece of paradise on the edge of Buffalo Lake. There is already a 12.49 Acre subdivision conditional approval in place that has been extended to April 2025 if a new owner chooses to finalize. \$3,540.00 Annual surface Lease Revenue and an additional \$2,240.00 storage rent agreement in place.

**Essential Information**

|           |               |
|-----------|---------------|
| MLS® #    | A2169832      |
| Price     | \$1,590,000   |
| Bathrooms | 0.00          |
| Acres     | 0.00          |
| Type      | Agri-Business |
| Sub-Type  | Agriculture   |
| Status    | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 41255 Range Road 211 A - E |
| Subdivision | NONE                       |
| City        | Rural Camrose County       |
| County      | Camrose County             |
| Province    | Alberta                    |
| Postal Code | T0B 0H0                    |

**Amenities**

|               |                  |
|---------------|------------------|
| Is Waterfront | Yes              |
| Waterfront    | Lake, Waterfront |

**Exterior**

Lot Description      Lake

**Additional Information**

Date Listed              October 1st, 2024  
Days on Market        224  
Zoning                    AG

**Listing Details**

Listing Office            Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.