

# \$650,000 - 47062 Range Road 191, Rural Camrose County

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MLS® #A2216805

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,843 sqft  
Residential on 16.33 Acres

NONE, Rural Camrose County, Alberta

## HORSE LOVER'S PARADISE!

Exceptional 16.33 acre property with shelter belt located just 7 minutes from Camrose. This wonderful home has been recently stuccoed (2019) and offers a 27' x 28' double heated garage with breezeway. As you enter the home you will appreciate the large entrance. The kitchen offers oak cabinets with granite counter tops, huge island and crown mouldings that flow throughout much of the home. Off the kitchen you will find a bright living room, formal dining room complete with hardwood floors and a 2pc bath. The upper floor contains a large primary bedroom, beautiful 4pc bathroom with shower and clawfoot tub. Two additional bedrooms and 2pc bathroom finish off this area. The basement is where you will find the family room, laundry area and cold room. You will absolutely love the outdoor space this property offers. Starting off is a 12' x 23' man cave with covered deck where you, your friends and family can gather to kick back and just relax. 36' x 36' barn (2023) with 4) box stall, 2) standing stalls and tack room will be an area of interest for you and your prized animals. A few buildings to note are a 40' x 80' quonset, 24' x 58' open sided pole shed, chicken coop, 8' x 16' greenhouse and pump house with electric hot water heater which will come in handy for cleaning up. In addition you will find an 95' x 220' outdoor riding arena, fenced off areas for



the animals, 5 acre +/- section with hay, waterers, fruit trees, garden, decorative pond and a treed in area with awesome fire pit for entertaining. With so many opportunities this property provides, your family and friends will truly appreciate everyday they get the chance to spend in this peaceful setting.

Built in 1902

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2216805                         |
| Price          | \$650,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 1                                |
| Half Baths     | 2                                |
| Square Footage | 1,843                            |
| Acres          | 16.33                            |
| Year Built     | 1902                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 47062 Range Road 191 |
| Subdivision | NONE                 |
| City        | Rural Camrose County |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T4V 2M9              |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Crown Molding, Granite Counters, Kitchen Island |
|-------------------|---|

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating      | Forced Air  |
| Cooling      | None  |
| Has Basement | Yes   |
| Basement     | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard                                    |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Landscaped, Pasture, Private, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 10            |
| Zoning         | A             |

## Listing Details

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

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