

\$459,000 - 46512 Range Road 150, Rural Flagstaff County

MLS® #A2253550

\$459,000

3 Bedroom, 2.00 Bathroom, 1,570 sqft
Single Family on 3.66 Acres

N/A, Rural Flagstaff County, Alberta

Nestled on 3.66 acres just one mile off Highway 26 and only 30 minutes east of Camrose, this updated acreage offers the perfect blend of comfort and country charm. Since 2016, the home has seen numerous improvements, including a metal roof, windows, doors, flooring, kitchen, bathrooms and more. The bright open floor plan is warm and inviting, highlighted by a covered front deck, hardwood floors with classic wood beams, and a heated, insulated back porch featuring a wood stove that adds cozy character to winter evenings. The main floor includes two bedrooms, with the primary suite offering the convenience of in-room laundry and a private three-piece ensuite. An open kitchen with an island seamlessly flows into the dining area and living room, creating a spacious area for everyday living and entertaining. Downstairs, the fully finished basement provides a family room, storage room, and two generously sized bedrooms, one of which has a window under the deck that does not meet egress code. Mechanical updates include a new furnace in 2016, a hot water tank in 2013, and a reverse osmosis system. The yard is beautifully maintained with mature trees, a garden plot, and a long gated driveway leading into a fully fenced property. Outbuildings are impressive, starting with a 48x36 heated shop equipped with 220V wiring, a drain, ceiling fans, and a 14-foot overhead



door. A 20x34 cold storage garage with a 10-foot door and two sheds, one with power and an additional RV plug, adds excellent utility. RV parking, large water tanks, and landscaped grounds make this property as practical as it is welcoming. This is a truly move-in-ready acreage, offering space, functionality, and modern updates in a peaceful rural setting close to Camrose!
(id:6289)

Built in 1960

Essential Information

Listing #	A2253550
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,570
Acres	3.66
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	46512 Range Road 150
Subdivision	N/A
City	Rural Flagstaff County
Province	Alberta
Postal Code	T0B4H0

Amenities

Features	Treed, PVC window, No Animal Home, No Smoking Home
Parking	Detached Garage, Garage, Heated Garage, RV
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
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Heating	Propane See remarks
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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