

# \$790,000 - 42474, Range Road 220, Rural Camrose County

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MLS® #A2213058

**\$790,000**

4 Bedroom, 3.00 Bathroom, 1,554 sqft  
Residential on 10.00 Acres

NONE, Rural Camrose County, Alberta

10 acres with 5 bedroom home, shop, greenhouse and beautiful treed yard. Pride of ownership is evident throughout this property. Previously operated as a thriving market garden business. The spacious 1554 sq. ft. bi-level home has a functional floor plan with 2 bedrooms, a 4 piece bath and a 2 piece bath on the main floor, a bright kitchen dining area with office, a large split level entry with laundry area including sink and cabinets. The basement level is a 2 bedroom suite with a large kitchen, in suite laundry and 4 piece bath. Both levels of the home have in-floor hot water heating with HRV air exchange. The attached 32x30 garage also has in-floor heating. The home has triple glaze windows, rough in for pellet stove. The siding and high impact shingles were replaced in 2019. The market garden area has 1+ acres of strawberries, 1 acre of potatoes, .5 acre of beets, carrots, corn etc. There is also black currants, saskatoons, blueberries, haskaps, raspberries, cranberries and sour cherries. The scotch pine forest surrounding the yard provides a great wind break. There is a 20x20 boiler building with boiler that supplies heat to the house, shop, boiler building and heated beds in the attached 15x30 greenhouse. The 60x34 shop has in-floor heat, 220 wiring, a 8x10 cooler and includes a 12x34 summer kitchen for processing fruit and vegetables as well as serving customers, there's also a 3



piece bathroom. An additional feature is the 53' sea can that's been fitted as a solar power station. There are 54 solar panels (to be installed), the system is designed to deliver 18KW and can be connected to the grid or it can be grid free with the addition of batteries. The sea can also houses a 10x12 cooler for produce. There is metal cladding that matches the shop to finish the sea can exterior. West of the yard is a dugout with water pump to provide water for all the market garden beds with drip irrigation lines. This acreage can be purchased with an additional 146 acres of productive crop land, (see MLS #A2194903)

Built in 2016

### **Essential Information**

MLS® #	A2213058
Price	\$790,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	10.00
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	42474, Range Road 220
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, Vinyl Windows
Appliances	Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, In Floor, Make-up Air
Cooling	Other
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Garden, RV Hookup
Lot Description	Fruit Trees/Shrub(s), Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	26
Zoning	AG

### Listing Details

Listing Office	RE/MAX real estate central alberta
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