

**45459 Range Road 205  
Rural Camrose County, Alberta**

**MLS # A2278361**

**\$339,000**



<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	29-45-20-W4
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	A
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Welcome to this cozy farmhouse perfectly situated between Camrose and New Norway. The yard welcomes you with a large amount of fruit trees, raspberry bushes and garden boxes for your summer feast. A double heated garage is steps away to this quaint home. It has 2 bedrooms up with newly renovated main floor laundry and 3 piece bathroom, central AC, new furnace and matching laminate throughout. The partially finished basement has opportunity for a bedroom, start of a 3 piece bathroom and room for more living space or storage. This home has had numerous recent updates including windows, HWT, cement pad, and new Septic tank.