

# \$649,000 - 47436 Range Road 201, Rural Camrose County

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MLS® #A2200103

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,501 sqft  
Agri-Business on 108.80 Acres

NONE, Rural Camrose County, Alberta

Looking for a spacious property with endless potential? This 108.8 acre parcel of land offers a unique opportunity for those seeking rural tranquility, with easy access to Camrose. Whether you're a farmer, rancher, horse lover, or just looking for a place to live in the country, this property has it all. Featuring expansive prime pasture land, perimeter and cross fencing, gates and a waterer, this property is ready and setup for your farm operation. The 2008 manufactured home was moved onto the site in 2020, welded to screw piles, and has recently received 12'x42' deck (2024). This quality built home has been well maintained and upgraded which includes a practical and unique layout, added insulation, drywall interior and upgraded finishes of hardwood floors, crown moulding and oak cabinetry throughout. Other features of this home include the large open floor plan, sky light, air conditioning (2022), 3 bedrooms, 2 full baths, quality blinds, and newer dishwasher, washer & dryer. Other features of this property include a 30'x16' garage, built up graveled driveway, large raised garden, plenty of yard space, pasture access near the house and a shed that can easily be used as a barn for small animals or tack and feed storage. There is a well with a new pump (2021) and a septic pump out system (compliance 2020).

Pasture Land: Expansive, fertile pasture ideal for grazing livestock, horses or other farm



animals.

Fencing: Well-maintained fencing around the property for your livestock or other uses.

Location: Conveniently located just 4 miles from Camrose, offering easy access to amenities, shopping, schools, and more, while still providing the peace and privacy of country living.

This property is perfect for agricultural use, recreational purposes, or as a peaceful getaway. Don't miss your chance to own this fantastic piece of land. developing your own private retreat.

Built in 2008

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2200103      |
| Price          | \$649,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,501         |
| Acres          | 108.80        |
| Year Built     | 2008          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 47436 Range Road 201 |
| Subdivision | NONE                 |
| City        | Rural Camrose County |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T4V 2N1              |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Available |
| Parking   | Gravel Driveway, Single Garage Detached                       |

# of Garages 1

### Interior

Interior Features Built-in Features, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Crown Molding, Central Vacuum, Skylight(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Farm, Garden, Lawn, Greenbelt, Pasture

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation See Remarks

### Additional Information

Date Listed March 7th, 2025

Days on Market 45

Zoning General Ag

### Listing Details

Listing Office Coldwell Banker Battle River Realty

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