

# \$1,100,000 - 121 Bailey Avenue, Rural Camrose County

MLS® #A2158840

**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 2,719 sqft

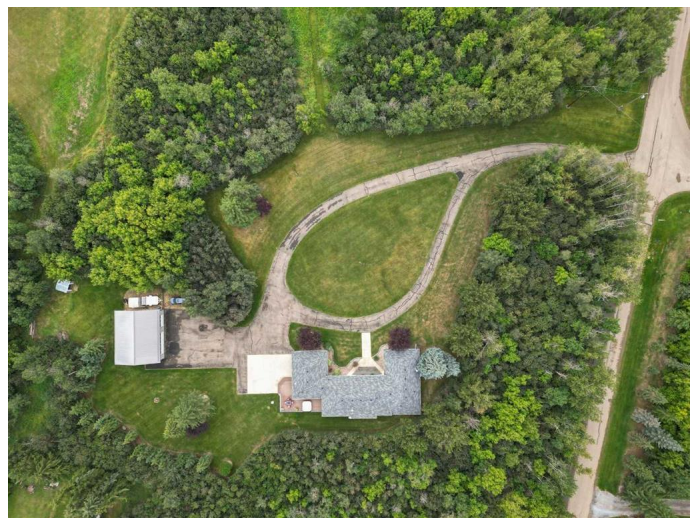
Residential on 3.95 Acres

N/A, Rural Camrose County, Alberta

Nestled among the trees in the highly sought-after Braim subdivision, this exceptional 2,719 sq ft luxury home offers a serene retreat just minutes from town. The residence boasts freshly painted wood siding and brand-new asphalt shingles installed in 2024, enhancing its contemporary appeal. Enjoy relaxation on the expansive 800 sq ft prefinished deck, featuring an Infinity Edge hot tub that provides the perfect setting to unwind and take in the surrounding natural beauty.

Step inside to find modern comforts and luxurious touches throughout. The large primary bedroom is a true retreat, featuring its own cozy fireplace and an adjoining bonus room—perfect for a private sitting area, office, or additional living space.

The fully renovated kitchen is a chef's dream, showcasing beautiful cabinetry from Interiors on Main and designed to impress with its sleek finishes and functional layout. The kitchen also includes a breakfast bar where family and friends can gather, allowing you to stay connected and part of the conversation while preparing meals. The back entrance showcases the same beautiful cabinets found in the kitchen, ensuring a cohesive design that flows throughout every room. Additionally, the back entry includes a conveniently placed 2-piece bathroom and provides easy access to the back deck.



The interior also highlights exquisitely renovated bathrooms and reliable Starlink internet, keeping you connected and comfortable. The home boasts a new hot water tank, installed in August 2024, ensuring efficiency and reliability. With municipal water and sewer services, you benefit from the convenience of city utilities.

The property features a paved driveway leading to both a spacious garage and a substantial 32 ft x 40 ft shop equipped with commercial-grade overhead doors—ideal for any project or storage needs.

Don't miss this extraordinary opportunity to own a slice of paradise in the Braim subdivision. Experience luxury, privacy, and convenience all in one remarkable home.

Built in 1984

Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2158840                         |
| Price          | \$1,100,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,719                            |
| Acres          | 3.95                             |
| Year Built     | 1984                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 121 Bailey Avenue |
| Subdivision | N/A               |

|             |                      |
|-------------|----------------------|
| City        | Rural Camrose County |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T4V4J1               |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 6                                                         |
| Parking        | Double Garage Attached, Heated Garage, Paved, Parking Pad |
| # of Garages   | 2                                                         |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Wood Windows, Quartz Counters, Storage, Walk-In Closet(s)                                                           |
| Appliances        | Central Air Conditioner, Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Window Coverings |
| Heating           | Forced Air, High Efficiency, Natural Gas                                                                                           |
| Cooling           | Central Air                                                                                                                        |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 3                                                                                                                                  |
| Fireplaces        | Bedroom, Dining Room, Living Room, Tile, Wood Burning                                                                              |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Partial                                                                                                                  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Many Trees, Paved, Private |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame, Wood Siding    |
| Foundation        | Wood                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2024 |
| Days on Market | 261               |
| Zoning         | CR1               |

### Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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