

# \$1,469,000 - 47477 Range Road 201, Rural Camrose County

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MLS® #A2222271

**\$1,469,000**

6 Bedroom, 2.00 Bathroom, 1,610 sqft  
Agri-Business on 160.00 Acres

NONE, Rural Camrose County, Alberta

160-Acre Farmstead in Camrose County -  
Productive Land.

Just 10 minutes north of Camrose, this versatile 160-acre parcel offers an excellent mix of productive farmland, functional outbuildings, and comfortable living space. Conveniently located north of Camrose with easy access off Range Road 201, the property features approximately 120 acres of fertile, cultivated land and a fully serviced yard site.

## Home:

The 1,602 sq.ft. bungalow, originally built in 1962 with a 1993 addition, has been well maintained with some updates over the years. The home includes 3 bedrooms on the main floor, 3 additional bedrooms in the finished basement, two bathrooms, a spacious kitchen, vinyl plank flooring, a fireplace, and a large wrap-around deck. Mechanical systems include a boiler, hot water tank, and 100AMP service.

## Outbuildings:

- Oversized heated triple detached garage
- Single detached garage
- 32' x 64' pole shed
- 32' x 44' heated barn
- 32' x 48' open-sided shelter
- 2,500 sq ft concrete bunker/storage space with power, septic, and water



Yard site is serviced with natural gas, two water wells, power, and three septic systems. A second homesite is fully serviced, offering future potential. Mature trees, gravel driveway, and multiple utility buildings make this property ideal for a working farm, hobby operation, or those seeking more space and privacy.

Property is co-listed with Floyd Wierenga from Maxwell Polaris. 780-446-5237

### **Essential Information**

MLS® #	A2222271
Price	\$1,469,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,610
Acres	160.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### **Community Information**

Address	47477 Range Road 201
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V 3Z7

### **Interior**

Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Has Basement	Yes
Basement	Finished, Partial

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	89

Zoning

General Agricultural

Listing Details

Listing Office

Real Estate Centre - Coaldale

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