

\$525,000 - 47448 173 Range, Rural Camrose County

MLS® #A2250285

\$525,000

5 Bedroom, 3.00 Bathroom, 2,047 sqft

Residential on 30.86 Acres

NONE, Rural Camrose County, Alberta

Welcome home to privacy and space on this 30 acre plot of land nestled between Bawlf and Ryley! If you value the quiet life, you'll very much enjoy the long driveway that winds to the spacious home tucked away neatly into the trees. As you enter this 5 bedroom, 3 bath home, you'll find a large boot area for the whole families gear for summer and winter. Across the hall from the boot area is a small office perfect if you like to get a little work done from home. As you make your way around the house you'll find a main floor laundry and pantry area next to the kitchen. In the kitchen you can enjoy newer cabinets and counter tops created and installed by Tony's Wood Products out of Camrose in 2023. Adjacent to the kitchen is a small living area that boasts a wood burning fireplace and French doors leading out to the large east facing deck. Completing the main floor is the primary which includes a three piece en-suite, a spacious spare bedroom and a four piece bath. On the upper level you'll find a larger sitting area and a cavernous bedroom/gym/workout area. It would make a fantastic primary bedroom if someone were so inclined. In the basement there are 3 large bedrooms that would work well for any teen, a three piece bath, cold room, storage room and a enormous family room. The space in this home is immense, much like the space outside! That's where you'll find a large garden area, fruit trees, plenty of parking and room to play for the kids along with lots of space if you were interested



in building a shop or bringing in animals of any kind. With 30 acres of land to work with for all your dreams of the quiet acreage life and plenty of space inside for the family, this truly could become your oasis!

Built in 1981

Essential Information

MLS® #	A2250285
Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,047
Acres	30.86
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	47448 173 Range
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0J0

Amenities

Utilities	Electricity Connected, Phone Connected, Sewer Connected, Natural Gas Connected, Water Connected
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Wood Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Rain Gutters
Lot Description	Garden, Irregular Lot, Lawn, Many Trees, Native Plants, Private, Secluded, Farm
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	3
Zoning	AG

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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