

\$659,000 - 49277 Range Road 220, Rural Camrose County

MLS® #E4446796

\$659,000

3 Bedroom, 1.50 Bathroom, 1,662 sqft

Rural on 7.17 Acres

None, Rural Camrose County, AB

Welcome to your dream rural retreat just 25 minutes to Edmonton and Camrose and only 20 minutes to Leduc. Nestled on 7.17 acres of meticulously maintained, cross-fenced land, this beautifully restored 1.5-storey farmhouse offers the perfect blend of modern upgrades and timeless country character. Whether you're a hobbyist, gardener, equestrian, or simply seeking a peaceful oasis from the hustle and bustle, this property delivers. Step onto the inviting wraparound deck and into a home where every detail has been thoughtfully enhanced. Major updates: shingles (2013), upgraded plumbing (2011), electrical (2011), and insulation (2011). All appliance have been replaced over the last four years. A new furnace with all new ductwork, sump pump, hot water tank, and an upgraded 3800-gallon cistern. The septic system was also modernized in 2022, ensuring peace of mind for years to come. With updated vinyl siding and windows (2011), this home is as solid as it is charming.

Built in 1940

Essential Information

MLS® # E4446796

Price \$659,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,662
Acres	7.17
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	49277 Range Road 220
Area	Rural Camrose County
Subdivision	None
City	Rural Camrose County
County	ALBERTA
Province	AB
Postal Code	T0B 1W0

Amenities

Features	Closet Organizers, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows
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Interior

Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Fenced, Landscaped, Level Land, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 27th, 2025

Days on Market 37

Zoning Zone 80

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