

# **\$389,900 - 47404 Range Road 184, Rural Camrose County**

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MLS® #A2211986

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,428 sqft  
Residential on 2.84 Acres

NONE, Rural Camrose County, Alberta

Public Remarks: Country living with urban appeal... this charming 2.84 acre acreage boasts updates and newer mechanical features that are sure to please. Fruit trees galore and garden spaces aplenty make this property ideal for anyone looking to escape into the countryside, just 2 miles off pavement. The 1428 sq ft bungalow offers a zero-step lifestyle with a slab foundation. The newer bright kitchen is outfitted in some double-drawer cabinetry and stone counter-tops; a stainless steel wall oven, gas stove-top and built-in microwave; a farmhouse kitchen sink overlooking the yard; and a family-sized pantry! The living room is tucked off the kitchen, giving privacy and separation during those big dinner parties. This home offers 3 bedrooms total, with the primary bedroom having a gas fireplace, escape windows and a lovely 4-piece ensuite complete with in-floor heat. A 3-piece bathroom and laundry room complete the main floor. A good sized attached double garage (heated and insulated), with an extra deep bay is perfect for storage and those who like to tinker. A 21.5'x32' detached heated workshop with a 30'x14' addition offers a great place for storage, wood working, mechanics work or endless options! Additions to the workshop include a poly-greenhouse and a completely enclosed chicken coop. Updates to the house include Shingles (2021),



Hot Water Tank (2022), Furnace (2022), Water RO and Filtration System (2023), Kitchen (2022), Laminate Flooring and Primary Bedroom Carpet (2024).

Built in 1992

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2211986                         |
| Price          | \$389,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,428                            |
| Acres          | 2.84                             |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 47404 Range Road 184 |
| Subdivision | NONE                 |
| City        | Rural Camrose County |
| County      | Camrose County       |
| Province    | Alberta              |
| Postal Code | T0B 3P0              |

**Amenities**

|              |  |
|--------------|--|
| Utilities    | Electricity Connected, Natural Gas Connected           |
| Parking      | Double Garage Attached, Heated Garage, 220 Volt Wiring |
| # of Garages | 2  |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | Pantry      |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |

|                 |                     |
|-----------------|---------------------|
| Fireplace       | Yes                 |
| # of Fireplaces | 1                   |
| Fireplaces      | Gas, Master Bedroom |
| Basement        | None                |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden   |
| Lot Description   | Garden, Landscaped, Lawn, Many Trees, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Slab   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 9                |
| Zoning         | AG               |

## Listing Details

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

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