

# \$379,000 - 17361 Township Road 462, Rural Camrose County

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MLS® #A2223710

**\$379,000**

4 Bedroom, 2.00 Bathroom, 1,393 sqft  
Residential on 2.24 Acres

NONE, Rural Camrose County, Alberta

Nestled just two miles off Highway 854 and only a short 20-minute drive from Camrose, this delightful 2.24-acre hobby farm is the peaceful rural escape you've been looking for. This classic 1.5-storey farmhouse is full of charm, wrapped in a welcoming veranda perfect for morning coffees or evening sunsets. Inside, you'll find four spacious bedrooms and two full bathrooms, with a host of recent upgrades to ensure comfort and modern convenience. The kitchen has been fully renovated and is ready for your home-cooked meals, while new carpet and linoleum add fresh style underfoot. Additional updates include all-new plumbing, a new upstairs bathroom, hot water tank, pressure tank, and fresh interior paint throughout. This well-maintained home also offers peace of mind with practical upgrades like a replaced water well pump and a flushed well (just last year), a new septic pump, and newer appliances including a fridge (2024) and stove (2023). Outside, the property shines with a 36' x 24' heated double garage/shop—ideal for tinkering, storage, or your next big project. There's also an asphalt pad for added convenience. A frost-free hydrant (installed three years ago) and a thriving yard filled with Saskatoon bushes, Evans cherry trees, and a crab apple tree bring both beauty and bounty to your outdoor space. Whether you're dreaming



of a small-scale hobby farm or simply want more room to breathe, this country property offers the ideal blend of charm, updates, and potential.

Built in 1930

**Essential Information**

MLS® #	A2223710
Price	\$379,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,393
Acres	2.24
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

**Community Information**

Address	17361 Township Road 462
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0J0

**Amenities**

Parking	Double Garage Detached, Heated Garage, Parking Pad
# of Garages	2

**Interior**

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Wood

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Rain Gutters
Lot Description	Fruit Trees/Shrub(s), Landscaped, Lawn, Greenbelt
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 26th, 2025
Days on Market	8
Zoning	A

## Listing Details

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