

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

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MLS® #A2233268

**\$659,000**

3 Bedroom, 2.00 Bathroom, 1,662 sqft  
Residential on 7.17 Acres

NONE, Rural Camrose County, Alberta

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.

Inside, youâ€™re greeted by a warm and open living and dining spaceâ€”ideal for entertaining, family dinners, or cozy game nights by the WETT-inspected wood-burning stove. The kitchen is a sunlit haven featuring maple cabinetry, organic tile backsplash, and views of a picturesque yard bursting with perennials, gardens, and pastures. One of the home's true highlights is the grand,



custom-crafted staircaseâ€”solid wood with graceful banistersâ€”that leads to a second level steeped in natural light and gentle tones. Each bedroom offers generous space, with delightful storage nooks adding function and whimsy. Outside, a solid historic barn with individual stalls stands ready for animals, storage, or creative projects. Whether you're dreaming of horses, studio space, or simply a sanctuary to recharge, this property is ready to fulfill that vision. If youâ€™re in search of a modern farmhouse lifestyle with unmatched tranquility and convenience, your perfect acreage is waiting. Welcome home.

Built in 1940

**Essential Information**

MLS® #	A2233268
Price	\$659,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,662
Acres	7.17
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

**Community Information**

Address	49277 Range Road 220
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1W0

**Amenities**

Parking	None
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## Interior

Interior Features	Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Freezer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed, Farm, Fruit Trees/Shrub(s), Garden, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	23
Zoning	A

## Listing Details

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