

# \$1,590,000 - 41255 Range Road 211 A - E, Rural Camrose County

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MLS® #A2169832

**\$1,590,000**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 0.00 Acres

NONE, Rural Camrose County, Alberta

Discover your dream getaway with this incredible property, featuring four residences! Nestled on a sprawling 151 acres of beautiful farmland, this stunning collection of log and cottage-style homes offers unparalleled opportunities for year-round living, summer retreats, or lucrative rental options.

**Main Log House:**

Rustic charm, complete with a beautiful stone-facing fireplace, perfect for cozy evenings. Four spacious bedrooms and three modern baths to accommodate family and guests. Enjoy the outdoors on a covered screened-in deck, and a full walk-out basement for added space and convenience. Attached to a double detached log garage via a convenient underground hallway.

**Charming Lake Cottage:**

A delightful cottage with direct lake access, featuring a private, treed yard for ultimate serenity. Ideal as a summer retreat or rental property, offering an escape from the hustle and bustle.

**Versatile Additional Home:** 1.5-story home boasting 4 bedrooms and 2 baths.

Expansive deck perfect for hosting summer gatherings while enjoying breathtaking lake views.

**Bonus Features:** A large 36'x40' shop that's perfect for your hobbies or can be used for additional storage.

A mobile home with its own beautiful yard,



ready to provide income potential or accommodate guests.

Plus, a 48'x70' Quonset with a 28'x32' concrete floor, situated within a secure 5-acre fenced compound currently utilized for storage and rental space.

This one-of-a-kind property offers incredible versatility and endless possibilities. Whether you're looking to create a family compound, investment opportunities, or a tranquil retreat by the lake, don't miss out on this extraordinary chance to own a piece of paradise on the edge of Buffalo Lake. There is already a 12.49 Acre subdivision conditional approval in place that has been extended to April 2025 if a new owner chooses to finalize. \$3,540.00 Annual surface Lease Revenue and an additional \$2,240.00 storage rent agreement in place.

### **Essential Information**

MLS® #	A2169832
Price	\$1,590,000
Bathrooms	0.00
Acres	0.00
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

### **Community Information**

Address	41255 Range Road 211 A - E
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Is Waterfront	Yes
Waterfront	Lake, Waterfront

## Exterior

Lot Description      Lake

## Additional Information

Date Listed            October 1st, 2024

Days on Market      204

Zoning                 AG

## Listing Details

Listing Office         Royal LePage Network Realty Corp.

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