

# \$439,000 - 20445 Township Road 493, Rural Camrose County

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MLS® #A2209694

**\$439,000**

2 Bedroom, 1.00 Bathroom, 1,131 sqft  
Residential on 4.91 Acres

NONE, Rural Camrose County, Alberta

This secluded property is located in one of only 5 Alberta Dark Sky Preserves. The 1131 sq ft home features 2 bedrooms, a full bath including a soaker tub and laundry, new stainless steel kitchen appliances and a large tiered deck to enjoy summer BBQs, star gazing around a fire or from the hot tub. Newer shingles on both the Home and heated oversized double Garage which provides ample space for vehicle and hobby storage, including a large RV pad adjacent. The home has a drilled water well with pump out septic tank and field. This treed 5 acre property is steps away from Miquelon Lake Provincial Park where outdoor enthusiasts will enjoy 4 season outdoor activities. Easy commute to all major areas with only a 20 minute drive to Camrose, and 40 minutes to Sherwood Park, Leduc, and South Edmonton.

Built in 1976

## Essential Information

MLS® #	A2209694
Price	\$439,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,131
Acres	4.91



Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	20445 Township Road 493
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V2N1

### **Amenities**

Utilities	Heating Paid For, Water Not Paid
Parking	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Water Conditioner, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Many Trees, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	A

**Listing Details**

Listing Office	ComFree
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