



20213 Township Rd 460 Rural Camrose County AB

\$1,575,000

HORSE LOVERS PARADISE! THIS 2782 SQFT 2 STOREY HOME IS PERCHED HIGH ABOVE A BEAUTIFUL LAKE SITTING ON 84 ACRES THAT LEADS INTO THE VALLEY WITH UNBELIEVABLE VIEWS! House: Built in 2015 featuring 3 beds, loft media room, 2 full baths, 1 half bath, in floor heat in the unfinished basement, gas fireplace, central ac & a 1300 sqft wrap around deck. LAND: 84 acres, approx 30 acres up (fenced), and the remainder is all valley land leading to water, unbeatable views, various outbuildings, pasture with automatic waterers. ARENA WITH ATTACHED BARN: 70x160x18. Year built 2014. R50 insulation. Finished. In floor heat + overhead heater plus a small kitchen, laundry, full bathroom. Originally a 7 stall barn. Has grooming area and wash bay, Internet, TV, speakers in barn and arena. The arena is 70x160x18. R50 insulation in side walls, no heat. Home has a 250' deep well that has drinkable water. Only 10 minutes to Camrose. Perfect for a small business, equestrian or simply to enjoy your own horses and live off the land!

Listing Presented By:



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