

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

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	13
Zoning	A

Listing Details

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