

# \$439,900 - 49551 Range Road 202, Rural Camrose County

MLS® #E4464966

**\$439,900**

2 Bedroom, 1.00 Bathroom, 1,334 sqft

Rural on 39.68 Acres

None, Rural Camrose County, AB

This isn't a typical property, it's acreage life done right! Only 35 minutes from Edmonton, this 39-acre spread in Camrose County is the kind of space people dream about. The home got a full glow-up: fresh paint, new flooring, fully refinished bathroom, modern lighting, updated hardware, and fixtures that hit just right. The deck's fully revamped and ready for quiet mornings or weekend BBQs. Switch to the solarium in the winter, this place has so many spot! The oversized 28x26 garage is a beast, it has a loft upstairs and flex a brand new siding. Your second outbuilding is powered, finished and is perfect for gear, projects, or whoever snores too loud. No neighbors, no noise, just open land, ponds, and nature everywhere you look. Easy access to the highway keeps you close to the city but miles from the chaos. that's a rare find.

Built in 1946

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464966  |
| Price     | \$439,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,334                  |
| Acres          | 39.68                  |
| Year Built     | 1946                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49551 Range Road 202 |
| Area        | Rural Camrose County |
| Subdivision | None                 |
| City        | Rural Camrose County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0B 0C0              |

### Amenities

|          |                                                                          |
|----------|--------------------------------------------------------------------------|
| Features | Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Extra |
|----------|--------------------------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood                     |
| Exterior Features | Stream/Pond, See Remarks |
| Lot Description   | 39.68 Acres              |
| Construction      | Wood                     |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 80            |

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Listing information last updated on November 8th, 2025 at 9:32am MST