

## \$475,000 - 21542 Twp 492, Rural Camrose County

MLS® #E4459873

**\$475,000**

3 Bedroom, 1.00 Bathroom, 1,152 sqft

Rural on 3.66 Acres

None, Rural Camrose County, AB

Affordable acreage living awaits you! Huge potential on this private 3.66 acre parcel, all set up with huge steel corral system, 60'x60' pole shed, 30'x45' heated shop, 4 lean to's, calving barn, 32'x20' barn and more! Most of all fences and building structures are made of steel to last forever! Re-purpose or could make a great cow/calf operation, horses too! Home is a modest three bedroom, could be expanded or serve as a residence while new one is built. Yard has great potential, lots of trees and shrubs, nice firepit area, more outbuildings, perimeter is all treed for privacy. Located with only 4km of gravel to HWY 623 which leads straight to Leduc. Hay Lakes or New Sarepta only a couple miles away. They don't come up like this one very often!

Built in 1975

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459873  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,152     |
| Acres          | 3.66      |
| Year Built     | 1975      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 21542 Twp 492        |
| Area        | Rural Camrose County |
| Subdivision | None                 |
| City        | Rural Camrose County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0B 1Z0              |

### Amenities

|          |                                                 |
|----------|-------------------------------------------------|
| Features | Deck, Fire Pit, Greenhouse, Insulation-Upgraded |
|----------|-------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood                                                         |
| Exterior Features | Cross Fenced, Flat Site, Fruit Trees/Shrubs, Private Setting |
| Construction      | Wood                                                         |
| Foundation        | Slab                                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 38                   |
| Zoning         | Zone 80              |

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Listing information last updated on November 4th, 2025 at 8:17pm MST