

# \$399,000 - 22405 Township Road 422, Rural Camrose County

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MLS® #A2229301

**\$399,000**

5 Bedroom, 2.00 Bathroom, 1,500 sqft  
Residential on 6.62 Acres

NONE, Rural Camrose County, Alberta

WELCOME TO ALBERTA! Right here in The Heartland comes a big five bed, two bath home on 6.6 acres with a 56'X24' shop, attached and detached garages, beautiful established trees and views for miles. The house is large, especially for a '69 (Most popular year), offering over 3000 square feet of living space between the main floor and basement, plus the three season enclosed porch and 28' X 22' attached garage. The bathrooms have both been recently updated and a walk-out door was added to the basement in case somebody wanted to have a separate living space down there. The shop is iconic, wood floor in the front, ideal for woodworking or two steppin', the back at 40' X 24' has high ceilings, a concrete floor and a mezzanine. The 24'X24' detached garage also has a good concrete floor and a pen built off the side. two garden sheds for added storage and some fencing around the trees for horses or cows complete the infrastructure. The acreage has it's own well and septic tank, and a pull around gravel driveway that could be restored with a little roundup. You might think the property ends just outside the shelter belt but it actually extends out to the grassy area and water to the west. Around the corner is Windsor Lake, great little local swimming hole and the other way is the Hartland Hutterite colony offering fresh veggies, eggs and baking all year long. Bashaw is ten minutes away and



has a k-12 school, all the amenities, good golfing and Buffalo Lake just a few minutes beyond that. The other direction and you can be in Ponoka in 30 minutes or Lacombe in 35! Alberta, Amen.

Built in 1969

### **Essential Information**

MLS® #	A2229301
Price	\$399,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Acres	6.62
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	22405 Township Road 422
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0H0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Attached, Double Garage Detached, Quad or More Detached
# of Garages	10

### **Interior**

Interior Features	No Animal Home, Pantry
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Few Trees, Lawn, Pasture
Roof	Metal
Construction	Concrete, Mixed, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	10
Zoning	Ag.

## Listing Details

Listing Office	Alberta Realty Inc.
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