

# \$679,900 - 319, 46466 Range Road 213, Rural Camrose County

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MLS® #A2215043

**\$679,900**

5 Bedroom, 3.00 Bathroom, 1,702 sqft  
Residential on 1.27 Acres

McNary Hills Estates, Rural Camrose County,  
Alberta

Discover peaceful country living just 6 minutes from Camrose on this beautifully maintained 1.27-acre lot in McNary Estates. This fully finished walkout home offers over 1,700 sqft of comfortable living space and panoramic views youâ€™ll love year-round. Fully finished 1.5 storey sees 5 bed, 3 bath, mudroom laundry hookup/basement laundry options, AC, Gemstone Lighting, Upper Bonus Room, 26x26 heated garage and walkout basement with in-floor heat. Updated kitchen with white cabinets, centre island, under cabinet lighting, walk-in pantry, quartz counters and sharing in the space is a nice family dinette area.

Wonderful Primary bedroom has a door out to the deck and a private 4pc ensuite featuring a deep tub and full tiled shower. Rounding out the main level are 2 additional bedrooms and a 4pc bath. The upper level bonus room provides a great escape for family movie night and has a nice nook for a sitting area or play space, there's even roughed in plumbing for a wet bar. The walkout basement is a bright space and comes fully finished with in-floor heat, 2 bedrooms, a 3pc bath with tiled steam shower, large laundry room, lots of storage and an inviting family room with cozy theatre space and built-in screen. Enjoy the outdoors with 3 dedicated spaces with a front covered West facing porch, an oversized no maintenance East facing deck with gas hook



up or retreat to the stamped concrete patio complete with fire pit - whether youâ€™re watching the sunrise with your morning coffee or winding down in the evening, the views here are something special. You'll love coming home.

Built in 2006

### Essential Information

MLS® #	A2215043
Price	\$679,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,702
Acres	1.27
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	319, 46466 Range Road 213
Subdivision	McNary Hills Estates
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0C0L0

### Amenities

Parking	Double Garage Attached, Heated Garage, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Vinyl Windows
Appliances	See Remarks
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	17
Zoning	Country Residential

## Listing Details

Listing Office	Central Agencies Realty Inc.
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