# \$168,500 - 249, 253, 22113 Township Road 440, Rural Camrose County

MLS® #A2197173

## \$168,500

1 Bedroom, 1.00 Bathroom, 348 sqft Residential on 0.98 Acres

Sherman Park, Rural Camrose County, Alberta

Looking for the perfect escape from the hustle and bustle of city life? This charming lakeside retreat is just over an hour from both Edmonton and Red Deer and only 25 minutes from Camrose. Nestled on two spacious titled lots, this custom-built newer cottage offers year-round comfort with the ideal balance of peace, privacy, and convenience. Whether you're looking for a weekend getaway or a full-time retreat, this property has it all. Enjoy outdoor living with a spacious deck, a covered firepit area for cozy gatherings, and a handy storage shed. A true hidden gemâ€"perfect for quiet relaxation or making lasting memories with family and friends.



### **Essential Information**

MLS® # A2197173 Price \$168,500

Bedrooms 1

Bathrooms 1.00

Half Baths 1

Square Footage 348

Acres 0.98

Year Built 2017

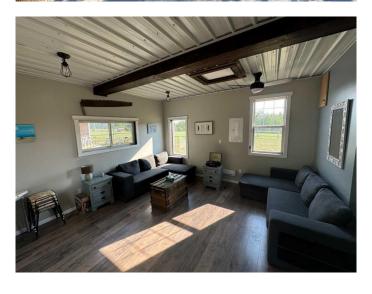
Sub-Type

Type Residential

Recreational







Style Cottage/Cabin

Status Active

## **Community Information**

Address 249, 253, 22113 Township Road 440

Subdivision Sherman Park

City Rural Camrose County

County Camrose County

Province Alberta
Postal Code T0B 1M0

## **Amenities**

Parking Spaces 2

Parking None

#### Interior

Interior Features See Remarks
Appliances See Remarks
Heating Baseboard

Cooling None

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Private
Roof Metal

Construction Wood Frame

### **Additional Information**

Date Listed February 26th, 2025

Days on Market 56

Zoning Lake Resort

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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