

# \$929,000 - 19429 Highway 13, Rural Camrose County

MLS® #A2199684

**\$929,000**

5 Bedroom, 4.00 Bathroom, 1,724 sqft  
Residential on 13.17 Acres

NONE, Rural Camrose County, Alberta

Discover this versatile 13-acre property with a 1,724 sq ft home, a 160' x 72' x 16' high complex with heat, water, sewer and office space plus other outbuildings. This property is ideal for transformation into a Premier Event Center, like a wedding venue or reception hall, a Commercial/Sales Center or even a RV/Marine Storage Facility offering significant revenue opportunities. The business opportunities are almost limitless with the property being right on pavement and within 4km of the City of Camrose.

The main complex is 120' x 72' x 16' high, it is built to commercial standards and currently used as storage. It could be further finished for a large showroom, shop space with lots of headroom or whatever you dream of! The 40' x 72' x 10' H front section is perfect for hosting events as it is fully heated and plumbed including office space, a wash bay, and large mancave. There are non-structural walls dividing each section that can be removed, allowing for easy customization.

This acreage is your private oasis! The house has been tastefully updated and boasts a large open concept dining room and kitchen with a massive island for hosting family and friends or you can cozy up in front of the wood-burning fireplace. The garden doors open onto the privacy of the large south-facing deck. There are 3 bedrooms on the main level with two updated baths. The back entrance has tons of space with a 3 piece bath and laundry. The oversize living room and open office area offer



space for everyone. The fully developed lower level boasts an expansive family room plus two bedrooms and another 3 piece bath for a total of 5 bedrooms and 4 bathrooms in this well maintained home!!

Outside you will love the oversize garage for vehicles, yard equipment and tools. The huge yard allows for fun and activities for the whole family. Another heated barn has 4 box-stalls and 3 tie-stalls with asphalt floors as well as a feed/tack room. There is even a playhouse for the kids! This PRIME LOCATION is perfect for the family ready for the freedom of country living or for the entrepreneur ready to make their dreams come true. You have to see this this 13 acre PIECE OF HEAVEN to understand all it has to offer. THIS PROPERTY REPRESENTS ENDLESS POSSIBILITIES WITHIN 4 KM OF CAMROSE ON PAVEMENT!!

Built in 1978

### **Essential Information**

MLS® #	A2199684
Price	\$929,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,724
Acres	13.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	19429 Highway 13
Subdivision	NONE
City	Rural Camrose County

County	Camrose County
Province	Alberta
Postal Code	T4V 1X2

### **Amenities**

Utilities	Electricity Paid For, Natural Gas Paid
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Dining Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Farm
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	Ag

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
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