

# \$439,000 - 20445 Township Road 493, Rural Camrose County

---

MLS® #A2209694

**\$439,000**

2 Bedroom, 1.00 Bathroom, 1,131 sqft  
Residential on 4.91 Acres

NONE, Rural Camrose County, Alberta

This secluded property is located in one of only 5 Alberta Dark Sky Preserves. The 1131 sq ft home features 2 bedrooms, a full bath including a soaker tub and laundry, new stainless steel kitchen appliances and a large tiered deck to enjoy summer BBQs, star gazing around a fire or from the hot tub. Newer shingles on both the Home and heated oversized double Garage which provides ample space for vehicle and hobby storage, including a large RV pad adjacent. The home has a drilled water well with pump out septic tank and field. This treed 5 acre property is steps away from Miquelon Lake Provincial Park where outdoor enthusiasts will enjoy 4 season outdoor activities. Easy commute to all major areas with only a 20 minute drive to Camrose, and 40 minutes to Sherwood Park, Leduc, and South Edmonton.

Built in 1976

## Essential Information

MLS® #	A2209694
Price	\$439,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,131
Acres	4.91



Year Built	1976
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	20445 Township Road 493
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V2N1

### Amenities

Utilities	Water Not Paid, Heating Paid For
Parking	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

Exterior Features	Fire Pit
Lot Description	Many Trees, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	April 11th, 2025
Days on Market	57
Zoning	A

**Listing Details**

Listing Office	ComFree
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.