

# **\$399,900 - #106, 49427 Range Road 211a, Rural Camrose County**

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MLS® #E4450939

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,202 sqft  
Rural on 1.55 Acres

Miquelon Acres, Rural Camrose County, AB

Welcome to #106 Miquelon Acres in Camrose County! Well cared for & maintained 1200 sq/ft, single-wide mobile home with 2- double detached garages! Open concept design of kitchen, dinette, and living room greets you upon entering this lovely home. Primary bedroom with 4pc bathroom, 2nd & 3rd bedrooms, 4pc bathroom, and laundry completes the main floor. Recent upgrades include: hot water tank, garage furnace, carpet, refrigerator, dishwasher, lighting, skirting, and sewer tank. Beautifully landscaped with front and back deck. Huge back yard with open meadow and trees. 120 trees (40 dogwood, 40 lilacs, 20 pin cherry, 10 saskatoon, and 10 choke cherry) were recently planted. Great location- minutes to Miquelon Lake. Centrally located- 25 minutes to Camrose, 30 minutes to the airport, 45 minutes to Wetaskiwin and Sherwood Park. Come and experienced the pride of ownership this acreage has to offer!!

Built in 1998

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4450939  |
| Price    | \$399,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,202                  |
| Acres          | 1.55                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | #106, 49427 Range Road 211a |
| Area        | Rural Camrose County        |
| Subdivision | Miquelon Acres              |
| City        | Rural Camrose County        |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T4V 1N1                     |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Fenced, No Back Lane, Private Setting, See Remarks |
| Foundation        | Block                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 80          |

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Listing information last updated on August 2nd, 2025 at 2:47pm MDT