

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

---

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 | 19                  |
| Zoning         | Country Residential |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Central Agencies Realty Inc. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.