

# \$1,100,000 - 121 Bailey Avenue, Rural Camrose County

MLS® #A2158840

**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 2,719 sqft

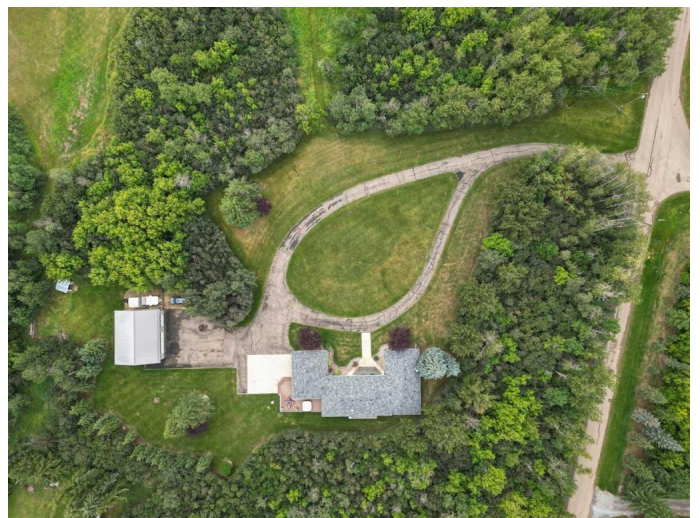
Residential on 3.95 Acres

N/A, Rural Camrose County, Alberta

Nestled among the trees in the highly sought-after Braim subdivision, this exceptional 2,719 sq ft luxury home offers a serene retreat just minutes from town. The residence boasts freshly painted wood siding and brand-new asphalt shingles installed in 2024, enhancing its contemporary appeal. Enjoy relaxation on the expansive 800 sq ft prefinished deck, featuring an Infinity Edge hot tub that provides the perfect setting to unwind and take in the surrounding natural beauty.

Step inside to find modern comforts and luxurious touches throughout. The large primary bedroom is a true retreat, featuring its own cozy fireplace and an adjoining bonus room—perfect for a private sitting area, office, or additional living space.

The fully renovated kitchen is a chef's dream, showcasing beautiful cabinetry from Interiors on Main and designed to impress with its sleek finishes and functional layout. The kitchen also includes a breakfast bar where family and friends can gather, allowing you to stay connected and part of the conversation while preparing meals. The back entrance showcases the same beautiful cabinets found in the kitchen, ensuring a cohesive design that flows throughout every room. Additionally, the back entry includes a conveniently placed 2-piece bathroom and provides easy access to the back deck.



The interior also highlights exquisitely renovated bathrooms and reliable Starlink internet, keeping you connected and comfortable. The home boasts a new hot water tank, installed in August 2024, ensuring efficiency and reliability. With municipal water and sewer services, you benefit from the convenience of city utilities.

The property features a paved driveway leading to both a spacious garage and a substantial 32 ft x 40 ft shop equipped with commercial-grade overhead doorsâ€”ideal for any project or storage needs.

Donâ€™t miss this extraordinary opportunity to own a slice of paradise in the Braim subdivision. Experience luxury, privacy, and convenience all in one remarkable home.

Built in 1984

**Essential Information**

MLS® #	A2158840
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,719
Acres	3.95
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	121 Bailey Avenue
Subdivision	N/A

City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T4V4J1

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Paved, Parking Pad
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Wood Windows, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Window Coverings
Heating	Forced Air, High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Dining Room, Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Paved, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

### Additional Information

Date Listed	August 19th, 2024
Days on Market	269
Zoning	CR1

### Listing Details

Listing Office	Coldwell Banker Battle River Realty
----------------	-------------------------------------

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.