

# \$146,900 - 249, 253, 22113 Township Road 440, Rural Camrose County

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MLS® #A2236436

**\$146,900**

1 Bedroom, 1.00 Bathroom, 348 sqft  
Residential on 0.98 Acres

Sherman Park, Rural Camrose County,  
Alberta

Escape the hustle and bustle with this charming, custom-built lakeside cottage, nestled on two expansive titled lots. Just over an hour from Edmonton and Red Deer, and a quick 25-minute drive from Camrose, this property offers the perfect balance of peaceful seclusion and easy accessibility—ideal for a weekend getaway or year-round living. Step into a bright, modern cottage designed for comfort and convenience. Fully wired with ample 15-amp outlets, three 20-amp wired heaters, a 240-volt stove plug, and a 20-amp plug for an on-demand hot water system, this home is ready for your finishing touches. The partially plumbed washroom is primed for easy completion, and all electrical work is permitted and inspected for peace of mind. An exterior box wired for a high-level septic alarm adds practical functionality. Outside, the possibilities are endless. Savor quiet mornings on the spacious deck, perfect for sipping coffee or evening stargazing. Host memorable evenings around the covered firepit, and keep your tools and toys organized in the handy shed. The generous double lot offers ample space for gardening, recreation, or bringing your vision of lakeside living to life. Note that a well and septic tank are required, with the listing price reflecting this opportunity to personalize your dream retreat. Move-in-ready with endless potential, this cottage is a rare



find for those seeking relaxation, privacy, and the chance to create lasting memories with family and friends.

Built in 2017

### **Essential Information**

MLS® #	A2236436
Price	\$146,900
Bedrooms	1
Bathrooms	1.00
Half Baths	1
Square Footage	348
Acres	0.98
Year Built	2017
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin
Status	Active

### **Community Information**

Address	249, 253, 22113 Township Road 440
Subdivision	Sherman Park
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 1M0

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Baseboard
Cooling	None

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Private
Roof	Metal
Construction	Wood Frame

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Lake Resort

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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