#144, 363 Sioux Road
Sherwood Park, Alberta T8A
4W7
Ph. (780) 449-5622

Acreage with House and 2 shops in Camrose County

Legal Address: Plan 0920150 Block 1 Lot 1

Location: 17456 TWP Rd 472 Camrose County

Nearest Town: 16 miles from Camrose

Size: 10.28acres

Taxes (2025): $3,531.94

House Features:

- 1985 2145± sq ft house
- 4 bedrooms
  - 2 large bedrooms upstairs
  - Primary bedroom has walk in closet and skylight
  - 1 bedroom on the main floor
  - 1 bedroom in the basement
- 4 bathrooms
  - 4- piece and 3-piece bathroom on the main floor
  - 1 4-piece bathroom upstairs with jetted tub
  - 3-piece bathroom in the basement
- Insulated 2 car attached garage

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- Finished basement with a cold room
- Some updates
- Main floor laundry
- Wood Burning stove

Yard Features:

- Beautiful yard 10 ± acre yard
- 36’ by 60’ heated shop with powered door, concrete floor and mezzanine
- 40’ x 60’ powered shop with doors on both ends and tack room.
- Some corrals
- Dugout with tubing to multiple areas of the yard
- Vegetable garden
- Power with infrastructure to hook up portable generator safely
- Well
- Field septic system

Price: $1,050,000.00 GST may apply

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

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17456 Township Rd 472, Camrose County, AB

Main Floor Exterior Area 1419.97 sq ft
Interior Area 1293.66 sq ft
Excluded Area 622.32 sq ft



0 5 10 ft

PREPARED: 2026/07/30

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 725.71 sq ft
Interior Area 645.00 sq ft



0 3 6 ft

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N

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Basement (Below Grade) Exterior Area 1330.42 sq ft
Interior Area 1227.97 sq ft
Excluded Area 42.14 sq ft



0 5 10 ft

PREPARED: 2026/07/30

N

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