



**23 Montjoy Avenue
Camrose, Alberta**

MLS # A2301440



\$395,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, Rods, Garage Door Control and any openers. Seller would like to leave the piano as well.

Welcome to 23 Montjoy Ave - where the comforts of home match perfectly with wonderful updates throughout. This 5 bedroom home sits quietly on a tree lined street and is walking distance to 3 schools and recreational areas. Beautiful main floor presentation with a bright and open feeling featuring hardwood floors, triple pane vinyl windows, AC, crown mouldings and a layout you'll love. 3 good sized bedrooms up and a fully updated 4pc bathroom that sees a new tub, tile surround and vinyl tile flooring. Incredible kitchen was redesigned to allow optimal use with beautiful oak cabinetry, vinyl tile flooring, tile splash, an upright pantry and a handy island nook that provides storage/counter space and additional seating. Basement comes fully finished with a 2 bedrooms, an updated 3pc bath, laundry area and a huge living room with enough room for ping pong and a tv area. Outside you'll appreciate the larger 24x28 heated garage with newer siding and built-in cabinetry plus a long driveway that can provide some RV parking as needed. A private yard awaits with a raised 8x15 deck, a concrete patio and a small shed for your convenience. At this size and with these options - this is a family home you can easily see yourself grow into.