



GRASSROOTS

REALTY GROUP

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**6203 48B Avenue
Camrose, Alberta**

MLS # A2302383



\$339,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Looking for a well maintained, move in ready home? This charming property in Grandview could be exactly what you have been waiting for. Step inside and immediately notice the bright, open feel, with a spacious layout that seamlessly connects the living, dining, and kitchen areas, perfect for both everyday living and entertaining. Down the hall, you will find three comfortable bedrooms and a full 4 piece bathroom. The basement adds even more living space with an additional bedroom and a large family room, ideal for relaxing or hosting guests. Outside, enjoy a fully fenced backyard complete with a patio, perfect for BBQs and gatherings. There is also extra parking for a small RV and a single detached garage for added convenience.