



**6209 42 Avenue
Camrose, Alberta**

MLS # A2302890



\$429,000

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Marler | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,040 sq.ft. | Age: | 1974 (52 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Fruit Trees/Shrub(s) | | |

| | | | |
|--------------------|----------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Dry Bar, See Remarks | | |

Inclusions: n/a

Feels like brand new! If you are looking for an extensively upgraded, move-in-ready home on an oversized (beautifully landscaped!!) lot, in an awesome location - look no further. This beautiful four-bedroom home feels like a new build, some of the extensive upgrade include vinyl ceiling, new windows, floors, kitchen, furnace, upgraded bathrooms, paint, appliances, new deck with Dec-tec vinyl, all new electrical outlets and substantial landscaping including new 6-foot fence, walkways and new sod. The main floor of the home features are very private concept kitchen/dining area and a beautiful new kitchen, as well as two good size bedrooms and a beautiful four-piece bathroom. Downstairs you will find two large bedrooms, a three-piece bathroom and beautiful rec room with bar area. The very private and spacious backyard offers a huge brand-new deck, new 6-foot fence, lots of mature trees, an oversized single car garage and additional parking. This one really offers the full package. And all this in a Sought-after very quiet neighborhood close to schools.