



**GRASSROOTS**  
REALTY GROUP

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5805 42 Avenue  
Camrose, Alberta

MLS # A2302925



**\$300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** 25

**Utilities:** -

**Inclusions:** none

Great neighbourhood- close to schools, recreation center, shopping and restaurants. Bilevel home with a spacious living room with fireplace. Kitchen has plenty of oak cabinets. There are 2 bedrooms and a 4 piece main bathroom. Basement has a family room, bathroom, 2 bedrooms, laundry and mechanical room. Oversized double detached garage with workshop.