



**6607 44 Avenue
Camrose, Alberta**

MLS # A2303700



\$384,900

Division:	Westmount		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,160 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, 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, Window Coverings, Shed, Tv Mount in house, Garage Freezer

Quality Bilevel in a Quiet Area - Close to Green Space with a DREAM GARAGE - 30x26 with 2 doors and lots of parking at the rear. All new Vinyl Windows/Exterior Doors throughout make this home bright and so efficient. Coming in at 1160sqft this is a larger Bilevel than you normally see and it shows with large living and dining options that feature hardwood floors and a central kitchen that's been opened up for great flow and presentation. Huge Primary Bedroom has plenty of room for a King bed and has access to the shared 5pc bathroom. A second bedroom rounds out the main floor. Basement comes fully finished and bright with updated windows. Cozy family room for entertaining plus a flex room for hobbies. Two additional bedrooms and a 3pc bath plus huge utility room with laundry complete this lower level. Outside you'll enjoy a raised 9'9 x 22'5 South facing deck, fully fenced yard, shed with power and Trailer parking options. The real showstopper is the 30x26 Heated Garage with 2 insulated doors, 3x 220 plugs and upgrade sub panel. Finally a property with the kind of garage you deserve!