



4421 67 Street  
Camrose, Alberta

MLS # A2307307



**\$384,900**

<b>Division:</b>	Westmount		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** garage door remotes

Welcome to this well-maintained 1,078 sq ft bungalow, ideally located in a quiet neighbourhood close to west end shopping, schools, and the golf course. The main floor offers a functional layout with an updated kitchen featuring stainless steel appliances and an island, along with convenient main floor laundry. You'll find two bedrooms, including a comfortable primary, and a refreshed 3-piece bathroom with a new walk-in shower. Downstairs, the fully developed basement adds extra living space with a cozy family room complete with a wood-burning fireplace. There is also a third bedroom, an additional 3-piece bathroom, and good storage options. Outside, the fully fenced yard includes space for RV parking. The 24 x 24 detached heated garage provides excellent parking, storage, or workshop potential year-round. A solid home in a great location, offering practical features and comfortable living.