



GRASSROOTS
REALTY GROUP

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6302 Marler Drive
Camrose, Alberta

MLS # A2310708



\$334,900

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Sump Pump(s)		

Inclusions: Shed

Welcome to this 5-bedroom home, with new laminate floors through out the main level and located steps away from two elementary school. The home features a traditional, yet open layout that provides distinct spaces for both privacy and gathering in the large basement family room or main floor living room. Entering the home you are greeted by the welcoming living area that flows into the dinning room and functional kitchen. Three bedrooms are located on the main floor, with an ensuite to the primary and two bedrooms in the basement. Near the basement bar you will find a second fridge and stove. The surrounding neighbourhood is highly accessible, close to walking paths and parks nearby. In the backyard is a large producing apple tree, shed and patio. There are also. two sump pumps in the basement!