



GRASSROOTS
REALTY GROUP

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**3936 56A Street Close
Camrose, Alberta**

MLS # A2311584



\$318,000

Division:	Parkview		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,110 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener and any controls, Murphy Bed

Welcome Home to the Wonderful Community of Liberty Village - Zero Step Entry Bungalow with a Basement! Nicely updated main floor sees vinyl plank flooring throughout plus new trims and interior doors. Kitchen transformation sees a newly installed and much needed centre island plus updated stainless appliances, tile surround, quartz counter tops and a pantry. This accessible layout sees 2 main floor bedrooms with the Primary featuring handy built-in closet organizers and the 2nd bedroom provides a Murphy Bed for guests plus washing machine hookup and access to the fenced yard. 4pc main bath has a newly installed accessible tub, quartz counters and new tile surround. Basement comes mostly finished and provides a great space for guests and storage with a living/flex room, office, 3pc bath and Utility room with full laundry hookups. Single attached garage has good depth and there's room for 2 vehicles on the driveway. Low maintenance landscaping front and back with rock and a back yard that's fenced with patio and no neighbours to the back. This beautiful home is ready for you and your next stage in life.