



GRASSROOTS

REALTY GROUP

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**6007 43 Avenue
Camrose, Alberta**

MLS # A2312560



\$325,500

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: Garage door openers

Welcome home to this well-maintained family property located in a desirable neighborhood close to schools, parks, and recreation amenities. The main floor features three spacious bedrooms, while the fully finished basement offers an additional bedroom and plenty of extra living space for the growing family. Outside, you'll appreciate the double detached garage with a covered carport plus a fully fenced backyard, and room to relax or entertain. Numerous upgrades have been completed over the past few years, including newer furnace, windows, shingles, and hot water tank, providing added comfort and peace of mind. A fantastic opportunity to own a move-in-ready home in a great location!