GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6306 44A Avenue
Camrose, Alberta

MLS # A2313185

$415,000

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	906 sq.ft.	**Age:**	1970 (56 yrs old)
Beds:	4	**Baths:**	2
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenan		

Heating:	Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

Tucked away on a quiet crescent in a fantastic neighbourhood close to schools and shopping, you'll love this beautifully updated bungalow. Inside, you’ll love the modern vinyl plank flooring, cozy electric fireplace, and thoughtfully designed living space. The stunning kitchen features quartz countertops, a farmhouse under-mount sink, open wood shelving, built-in microwave and oven, gas cooktop, and a custom built-in dining bench complete with pantry storage on both sides. The main floor offers 2 spacious bedrooms and a stylishly renovated bathroom featuring a glass walk-in shower. Downstairs, you’ll find 2 additional bedrooms, a full 4-piece bathroom, recreation space, a large storage room, and all new basement windows bringing in plenty of natural light. Additional upgrades include air conditioning and a newer furnace for year-round comfort. Outside, enjoy the fully fenced and landscaped yard along with a heated single garage and extra space for RV parking. This move-in ready home combines modern updates with practical living in a location you’ll love!

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