



6121 39 Avenue
Camrose, Alberta

MLS # A2314008



\$429,900

Division:	Marler		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,162 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door opener and any controls

Have a look at this wonderfully updated 4 Level Split Backing a Green Space. Vinyl Windows, Hardiboard siding, updated furnace and New hot water tank, updated flooring and 3 renovated bathrooms. Excellent family layout sees a main floor with vinyl plank flooring, a large front living room with bow window, dining space with doors to the deck and central kitchen with island, stainless appliance and upright pantry. Up a few steps to the upper level and you'll find 3 good sized bedrooms and a fully updated 4pc bath with tile floor, accents and tub surround. Lower level provides bright updated bilevel style windows, cork flooring, an office that could easily be a bedroom if needed and a shared 2pc bath and laundry room with full tile surround. Basement comes complete with bedroom and large 3pc bath with room for a sauna plus there's a large storage room and space in the crawl. Outside you'll appreciate a two tiered deck, a water feature, 24x26 Garage, RV option and its only steps away from a green space! This is the kind of home you can put roots down for many years. You'll love it!