



**4617 61 Street
Camrose, Alberta**

MLS # A2315016



\$334,900

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), No Animal Home, Storage, Vinyl Windows		

Inclusions: N/A

Pride of ownership shines throughout this home, perfectly paired with an exceptional location! Being ideally located in the heart of the City of Camrose, you have multiple schools in walking distance, parks, walking trails, entertainment & dining options, health services....all while being tucked away on a quiet street. You will find the highly functional kitchen offers a sunny atmosphere for all your snack and meal preparation. The kitchen is highlighted by gorgeous white cabinetry, built-in wall feature, and a great sight line to your back yard. The dining and living room spaces provide the perfect setting to unwind, enjoy time with the family & friends. The spacious primary bedroom is complemented by a double closet, offering both comfort and ample storage. Also featured on the main level are two additional bedrooms. There is a beautifully upgraded 4 piece bathroom providing a lavish amount of appreciated counter space, an abundance of storage perfect for all your must have items, creating the ideal setup for your morning & evening routines. The lower level offers a versatile space with the opportunity to make it your own (with bathroom rough-in), tailored to your needs and lifestyle. Here is where you will find your designated laundry & utility area and massive storage. There are numerous upgrades we all appreciate such as the vinyl windows, shingles, kitchen, bathroom, hot water tank, flooring, paint, deck, fencing, etc... Stepping outside, enjoy the rays of sunshine on your deck, a massive yard with a detached garage and plenty of room for extra parking including the ability to accommodate RV parking. Come make yourself at HOME!