



4414 67 Street
Camrose, Alberta

MLS # A2316341



\$388,000

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neigh		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave hood fan, deep freeze, washer, dryer, A/C, garage opener & remotes, blinds, work bench, shed

Welcome home to this well-maintained 1,040 sq. ft. bungalow offering 4 bedrooms, 2 bathrooms, and an unbeatable location close to west-end shopping, amenities, and miles of walking and biking trails right outside your back gate. With no rear neighbours and backing onto the berm, this property offers a wonderful combination of privacy and convenience. The inviting front deck provides the perfect place to enjoy your morning coffee or unwind at the end of the day. If it gets too hot in the sun enjoy the A/C when you step inside to a bright and spacious living room where a large picture window fills the home with natural light. The functional eat-in kitchen offers an abundance of cabinetry, including convenient pull-out storage, plenty of counter space, and a sunny dining area overlooking the backyard. The main floor features three comfortable bedrooms, including a spacious primary bedroom, along with a well-appointed 4-piece bathroom. Downstairs, the fully finished basement expands your living space with a huge family room centered around a cozy gas fireplace, a 3-piece bathroom, and a versatile office that could easily serve as a fourth bedroom (window present, no closet). The laundry room is thoughtfully designed with a utility sink and exceptional storage space. Outside, you'll appreciate the fully fenced yard complete with a storage shed and plenty of room for children, pets, or gardening. The heated double detached garage provides ample space for vehicles, hobbies, and extra storage year-round. Whether you're looking for your first home, a place to grow your family, or simply a property in a fantastic location, this bungalow offers comfort, functionality, and direct access to an active outdoor lifestyle.