



**4516 67 Street  
Camrose, Alberta**

**MLS # A2318563**



**\$465,000**

<b>Division:</b>	Westmount		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,435 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, No Neighbours Behind, See		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Fridge, Oven, Cooktop, Window Coverings, Garage Door Opener with control, AC, Shed, TV brackets -4

Beautifully updated bungalow on a mature tree-lined street in Camrose. Thoughtfully designed and meticulously maintained, this move-in ready home offers exceptional living spaces both inside and out. The open concept main floor is designed for gathering, entertaining, and everyday living. The amazing eat-in kitchen features white cabinetry, excellent storage, a large island with cooktop, and seamless connection to the home. Flowing naturally from these spaces is the stunning addition, the true heart of this home. Whether hosting family and friends or simply enjoying a quiet evening gathered at home, this space is what truly sets the property apart. Anchored by a stunning gas fireplace, while a tranquil water feature creates a calming tone to the space. The primary bedroom features a walk-in closet and beautifully updated 3-piece ensuite. A second bedroom and fully renovated bathroom complete the main floor. Downstairs, the finished basement offers two additional bedrooms, a spacious family room, updated laundry area, and another renovated bathroom. Outside, the backyard has been thoughtfully designed for enjoyment without demanding all of your weekends. Mature trees, established landscaping, garden bed, a manageable lawn area, and a private patio complete with a fountain create a peaceful outdoor retreat. The fully fenced yard, single detached garage, and central air conditioning add to the home's everyday appeal. With rear gate access to the berm, walking paths, coffee shops, dining, and everyday amenities are all within easy reach. This is a home where the updates have been completed, the spaces have been thoughtfully designed, and all that's left to do is move in, unpack, and enjoy.