



GRASSROOTS
REALTY GROUP

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**6321-B Enevold Drive
Camrose, Alberta**

MLS # A2320454



\$229,000

Division:	Century Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,040 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: SHED

Welcome to this affordable and well-maintained half duplex located in a desirable neighborhood close to parks, schools, and everyday amenities. This home features three comfortable bedrooms, a updated bathroom, fresh paint throughout, newer flooring, and convenient main floor laundry hookups, offering added everyday functionality. The fenced backyard provides room for children, pets, or outdoor entertaining, while the unfinished basement offers a blank canvas, ready for your personal touch and future development. Whether you're a first-time home buyer, investor, or looking to downsize, this property presents an excellent opportunity. Immediate possession is available, allowing you to move in and start enjoying your new home right away.