



**6807 37A Avenue
Camrose, Alberta**

MLS # A2320796



\$489,000

Division:	Southwest Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Shed, Window Coverings, BBQ, Play Set

Meticulously maintained Bungalow in fantastic location & backing onto an open field. This beautiful Bungalow shows pride of ownership throughout. Some of the recent upgrades include shingles, HWT, Furnace, kitchen upgrades and much more. The upstairs features an open concept kitchen/dining/living room area with beautiful hardwood floors and vaulted ceilings; a spacious master bedroom with massive walk-in closet and large 3 pc en-suite bathroom; a second good size bedroom; 4 pc bathroom; and a handy entrance (potentially laundry) room coming in from the 22’ x 22’ attached garage. The basement features a beautiful rec room with a cozy gas fireplace; two spacious bedrooms, a 3 pc bathroom and laundry room. Enjoy outdoor living on the huge south facing covered deck, and the fully fenced, private backyard backing onto an open field. Very quiet neighborhood, just two blocks from Duggan Park ball diamonds & playground. Welcome home to one of Camrose’s most desirable neighborhoods.