



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6404B 45 Avenue
Camrose, Alberta

MLS # A2322879



\$269,900

Division:	Westmount		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,120 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove, Shed

Nicely updated half duplex - shared unit also for sale if looking for a package. This Two Storey home has seen wonderful updates that include the addition of a nice covered front veranda, vinyl windows, a deck, updated flooring and more. Great layout sees a huge front living room, fully updated kitchen with dining space and a 2pc bath off the back entry. Upstairs sees 3 bedrooms and a updated 4pc bathroom. Basement comes partly finished with laundry and future development space. Yard is nice and tidy with a great deck, chainlink fencing and shed for storage plus lots of parking.