



GRASSROOTS
REALTY GROUP

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4310B 65 Street
Camrose, Alberta

MLS # A2328732



\$225,000

Division:	Marler		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,040 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: A second refrigerator in basement

Hurry over to this 3-bedroom, 1-bathroom half duplex, perfectly located in a central neighborhood close to schools, shopping, parks, and all essential amenities. Impeccably cared for, this home offers comfortable living with some updates already completed, including a new roof and HWT, and most main floor flooring. Whether you're a first-time homebuyer, downsizing, or looking to expand your investment portfolio, this property checks all the boxes. Even better, both sides of the duplex are available for purchase, presenting an exceptional opportunity to live in one side while generating rental income from the other. Priced to sell, this is an opportunity you won't want to miss!