



GRASSROOTS
REALTY GROUP

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4407 66 Street
Camrose, Alberta

MLS # A2330479



\$359,000

Division:	Westmount		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, BI Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Remote, Freezer, "Leaf" Wall Hangings at Front Door

On a Lovely Side Street, You'll Find this Beautiful Bi-Level waiting for you! It has been tastefully maintained and just ready to make it "home". As you drive up, you'll notice the newer sidewalks, vinyl windows, newer door, metal cladding on exterior window casings (2023) and a fresh facelift with hardy-plank siding (2022). Once inside and up the stairs you'll find a generous living room that leads into the eating area and kitchen (2012) ... complete with a garden door out to the maintenance free deck. There's a handy back entry, 4 pc. washroom (2017), and 2 bedrooms completing this level. Down the stairs is a family room, 2 more bedrooms, 3 pc. washroom and the laundry/utility room. Maytag washer was new in 2024 and Fridge new in 2023, House & Garage Shingles were done in 2019. You will love escaping to your back yard to enjoy the perennials, but also pick produce from your garden space, apple tree, raspberry patch, Nanking cherry tree, Haskap bush and rhubarb plant. A newer wooden fence on the south and maintenance free fencing on the other sides envelope the yard and 16'x24' garage. The driveway is concrete and if desired, the garden boxes could be moved for an additional parking spot.