



GRASSROOTS
REALTY GROUP

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6314 44A Avenue
Camrose, Alberta

MLS # A2330615



\$379,000

Division:	Marler		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,170 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Window Blinds

Welcome to this well-built and meticulously maintained family bi-level, ideally situated in a desirable private cul-de-sac. Set on an impressive pie-shaped, fully fenced lot, this property offers exceptional outdoor space for children, pets, entertaining, or gardening, along with the convenience of an oversized double detached garage. Inside, you'll find bright, spacious living areas designed for comfortable family living. The dining area opens onto a charming covered porch—an ideal spot to enjoy your morning coffee, soak up the sunshine, or unwind at the end of the day. The upper level features three generously sized bedrooms, including a comfortable primary retreat complete with a convenient 2-piece ensuite. The home's thoughtful bi-level design provides large windows on both levels, filling the living spaces with an abundance of natural light. The lower level is partially developed and offers plenty of potential to create additional living space tailored to your family's needs, whether you envision a large recreation room, extra bedrooms, a home office, or hobby space. Move-in ready and lovingly cared for, this home presents the perfect opportunity to enjoy it as it is while adding your own personal style and updates over time. With its fantastic location, spacious lot, and endless potential, this is a home your family will love for years to come.