



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

306, 4623 65 Street
Camrose, Alberta

MLS # A2331530



\$200,000

Division:	Westmount		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	864 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	1.00 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R4
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Heating
Features:	Ceiling Fan(s), Elevator, Recreation Facilities		

Inclusions: N/A

Welcome to this bright and inviting third-floor, east-facing condominium, where abundant natural sunlight fills the living space each morning. The thoughtfully designed open-concept layout seamlessly connects the kitchen, dining, and living areas, creating a comfortable space for everyday living and entertaining. The spacious primary bedroom features convenient direct access to the 4-piece bathroom, which also offers a second entrance from the main hallway for added functionality and guest access. In-suite laundry provides everyday convenience, making this home both practical and low-maintenance. Residents enjoy access to a variety of exceptional building amenities, including a fitness centre, a welcoming central social lounge, a games room, and a cozy library—offering opportunities to stay active, socialize, or relax close to home. Ideally located near shopping centres, restaurants, health clinics, and other everyday amenities, this well-maintained condo offers the perfect combination of comfort, convenience, and community.