



GRASSROOTS
REALTY GROUP

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88, Mount Pleasant Drive
Camrose, Alberta

MLS # A2331944



\$299,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,139 sq.ft.	Age:	1964 (62 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neigh		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: fridge, stove, hood fan, dishwasher, washer, dryer, shed, garage opener & remotes, wardrobes in basement bedrooms

6 bedrooms. Seriously. This half duplex is shockingly spacious and has to be seen to be believed! From the moment you step inside, "wow" will be the word you say most. Freshly painted throughout, this home is move in ready, meticulously maintained, and offers an incredible amount of living space for families of all sizes. The expansive living room welcomes you with soaring vaulted ceilings, a stunning floor to ceiling brick fireplace, and a large picture window flanked by opening side windows that fill the home with natural light and fresh air. The open layout flows effortlessly into the dining area, where there's room for the biggest family table you can imagine, and the updated kitchen offers abundant cabinetry and prep space. Convenient main floor laundry is tucked just off the kitchen(brilliant) making everyday life that much easier. Down the hall you'll find three bedrooms and an updated 4 piece bathroom. The lower level is every bit as impressive, featuring a massive family room with a second wood burning fireplace, a brand new front window, three additional bedrooms, an updated 3 piece bathroom, and a dedicated storage room. Step outside to enjoy the fully fenced backyard that backs directly onto a dead end back alley then an elementary school playground, and plenty of green space!! A single detached garage, plus both front and rear driveways, provide exceptional parking and storage options. Don't let the front exterior fool you. This home offers an astonishing amount of space inside, making it one of those rare properties that simply has to be experienced in person.