



GRASSROOTS
REALTY GROUP

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**36 Grandview Crescent
Camrose, Alberta**

MLS # A2333245



\$320,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Shed

Welcome to this inviting bungalow nestled on desirable Grandview Crescent, offering comfort, space, and opportunity to make it your own. Thoughtful updates include newer shingles and windows and refreshed main floor flooring. The well-designed floorplan provides plenty of room for new owners to add personal touches. The spacious kitchen features a generous eating area, built-in storage, and a large window that fills the space with natural light. Throughout the home, oversized windows create a bright and welcoming atmosphere. The main level offers three nicely sized bedrooms and a full bathroom, ideal for family living. The partially developed basement expands the living space with two additional bedrooms, a three-piece bathroom, and a large laundry/storage area—perfect for organization now and potential future development. Outside, enjoy a fully fenced, oversized yard ideal for entertaining, gardening, or play. An oversized single garage completes the package, providing excellent storage and convenience. A fantastic opportunity to own a well-located home with space, light, and endless potential in one of the area's most sought-after neighborhoods.