



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4507 74 Street
Camrose, Alberta

MLS # A2335492



\$330,000

Division:	West Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,243 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s)		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Shed, Blinds

A great opportunity to get into a desirable neighbourhood at an attractive price point, with plenty of space and potential to make it your own. The main floor features a functional kitchen, living room and convenient half bath. Upstairs you'll find three bedrooms, including a spacious primary with a large closet, plus a full bathroom. The finished basement adds valuable extra living space with a family room, fourth bedroom, 3-piece bathroom, laundry and utility room. Outside offers a raised deck, plenty of garden space, raspberry bushes, a mature Honeycrisp apple tree and cherry tree, plus a 6' x 10' garden shed. Parking for two vehicles is available at the rear. A/C and central vacuum are added bonuses. Located in Westpark within walking distance of Superstore, Cornerstone shopping and a nearby playground. An affordable home with lots of potential—priced with value in mind!