



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6209 34 Avenue
Camrose, Alberta

MLS # A2338558



\$369,999

Division:	Century Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,455 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener and any controls, Deck lift, L Shaped Desk in bdrm. #1, Shelves, 3 Drawer File Cabinet & Wall Shelves in bdrm. #2, Water Cooler, Shelving & Benches in Garage, All Benches on right side at the bottom of bsmt. stairs, All Shelving in left-side bsmt. room

Tucked away in a quiet cul de sac sits this wonderful Raised Bungalow home - 4 bedrooms on the main level - plus laundry! Beautifully landscaped front yard with low maintenance landscaping, mature trees, newer sidewalks and updated front steps. Stepping inside you'll enjoy a bright and open living arrangement. Large front living room with space for the whole family and an expandable dining space highlighted by a wood burning fireplace. Beautiful kitchen was renovated in about '97 and sees quality oak cabinetry, centre island, display cabinets and gives views to the back yard and the raised 9x23 deck. The main floor of this home is perfect for the families with its 4 bedrooms, a 4pc main bath and 3pc ensuite in the Primary - there is even a dedicated laundry room! Basement is a huge space with bright bilevel style windows throughout and has one finished bedroom - the rest is waiting for your personal touch. The pie shaped lot gives about 100ft of rear lot line that allows for RV parking, private yard space, raised garden beds, an upper deck and lower patio area along with a 22x24 detached heated garage - there's even a functioning lift to the deck in case the stairs are too much. Close to parks, playgrounds and Jack Stuart school - this is the family home you've been waiting for!