



GRASSROOTS
REALTY GROUP

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4604 61 Street
Camrose, Alberta

MLS # A2338935



\$349,900

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to this move-in-ready bungalow nestled in a desirable mature neighbourhood, close to schools, parks and shopping. This home features an inviting main floor with three bedrooms, a cozy living area, and a functional kitchen space with eating area. The fully finished basement provides even more living space with an additional bedroom, a large family room, a 3-piece bathroom, and convenient laundry and storage areas. Outside, the private, fully fenced backyard is ideal for summer BBQs, kids, and pets, while the double detached garage and rear alley access offer plenty of parking and storage. With newly installed A/C, this fantastic home is ready for you to move in and enjoy year-round comfort!