



GRASSROOTS
REALTY GROUP

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**3 Montcalm Avenue
Camrose, Alberta**

MLS # A2339183

\$381,000



Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,196 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: dishwasher, microwave, fridge, stove, washer, dryer, garage opener & remotes

Welcome to this beautifully remodelled bungalow, ideally located on highly sought-after Montcalm Avenue, one of the most desirable tree lined streets in Camrose! Backing directly onto the schoolyard, this location offers the perfect blend of convenience, privacy and family-friendly living. Swimming pool, hockey rink, & spray park are just steps away! From the moment you arrive, the newer front driveway and low-maintenance landscaping create fantastic curb appeal. There's a single garage in the back backing into the alley. Inside, the bright and inviting open-concept main floor brings the living room, dining area and kitchen together beautifully. The kitchen is a standout with professional-grade appliances, gorgeous quartz countertops and an abundance of cabinetry and storage. The open layout allows you to enjoy the stunning wood-burning fireplace from virtually every space, creating a warm and welcoming home. The main level features two bedrooms, including an oversized primary bedroom with an abundance of closet space. The beautifully updated bathroom offers a touch of luxury with a stunning jetted tub with rain shower. Step outside to your private, fully fenced yard where entertaining is easy. The deck provides the perfect spot for BBQs and gatherings, while the additional patio area offers even more space for seating and enjoying the outdoors. With the schoolyard behind you, you'll appreciate the added sense of space and privacy. The lower level adds incredible flexibility with new vinyl plank flooring, a huge storage room, laundry room with wash sink and a cozy rec room that is perfect for movie nights. Two additional bedrooms provide plenty of room for family, guests or teenagers needing their own space, with one bedroom featuring a convenient 2-piece ensuite. Located on one of the city's most coveted streets and offering thoughtful renovations, fantastic

indoor and outdoor living spaces, and a versatile layout, this is a home that can easily grow and adapt with your family. A truly special opportunity on Montcalm Avenue!