



GRASSROOTS
REALTY GROUP

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6609 45 Avenue
Camrose, Alberta

MLS # A2346259



\$299,500

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	897 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Insulated, On Street, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed , Freezer in the Garage

Great Starter or Retirement Home! This solid three-bedroom, one-bathroom home is conveniently located close to schools and shopping, making it a great choice for a first-time buyer or those looking for a comfortable retirement home. The home features upgraded kitchen cabinets and hardwood flooring, adding both character and functionality. The basement offers an open canvas, ready for your own development ideas and future potential. Outside, you’ll find an oversized double detached garage that is insulated and boarded, with plenty of room for vehicles, storage, and a workbench. A large storage shed provides even more space for your tools and belongings. A solid home with plenty of potential in a convenient location!