



GRASSROOTS
REALTY GROUP

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**112 Edgewood Close
Camrose, Alberta**

MLS # A2346460



\$559,900

Division:	Parkview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,428 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed, Garage door opener and any controls, tv mounts, loveseat in sunroom

Impressive Turnkey Bungalow - Quiet Cul de sac location in South Camrose - Masterfully landscaped - Backing a green space and park! This great home impresses from the get go with a beautiful interlocking driveway and estate like feel from the pie lot. Wonderful design and tastefully finished. Open concept main level tied together with a vaulted ceiling really gives a sense of space and grand presentation. The Front facing kitchen is a nice touch with updated counter tops, stainless appliances (gas stove too), updated potlighting, skylight and an eating bar. The dining area has lots of room for everyday get togethers and big family gatherings - it even leads into the 3 season sun room with additional seating availability. Feel at home in the living room with the cozy electric fireplace with stone surround and bright South facing window to the backyard. Primary Bedroom has a huge double closet with sliding doors and a door to dual access 5pc bathroom with corner shower, large tub and double vanity. Finishing off the main level is a 2nd bedroom and a huge back entryway off the garage with laundry and a sink. Basement comes fully finished with a huge family room, stand alone 3rd bedroom, updated 3pc bathroom and a 4th bedroom with its own private den area. This property has great parking with a full driveway, 23x24 heated garage and covered RV parking. Entering the yard you'll be in awe - meticulous landscaping, pie shaped lot, large patio and raised deck plus green space access next door - so much great space to play with. This home is a great opportunity for you and your family to enjoy for years to come.