



GRASSROOTS
REALTY GROUP

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47 Montcalm Avenue
Camrose, Alberta

MLS # A2347353



\$399,990

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,326 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Covers

Welcome to this 1,326 sq. ft. bungalow, offering plenty of space, thoughtful updates, and a fantastic central location. With four bedrooms, three bathrooms, a huge walk-in closet, and a double garage, there's lots to appreciate here. The main floor features a stylish, light-filled living room with an eye-catching accent wall and loads of natural light. The spacious kitchen provides plenty of counter space for cooking, entertaining, and everyday family life. You'll find three bedrooms on the main floor, including a generous primary bedroom complete with its own 2-piece ensuite and massive walk-in closet. A full 4-piece bathroom completes the main level. Downstairs adds even more usable living space with a fourth bedroom and a 4-piece bathroom added in 2025. The massive laundry room provides plenty of room to stay organized, while abundant storage space is a welcome bonus. There have also been plenty of updates in recent years, including upstairs windows, window coverings, front porch, front door, new sod and sprinkler system, A/C, and hot water tank—all in 2023. The garage roof, eaves and soffit were completed in 2025, and a new dishwasher was added in 2026. The front window is also equipped with a remote-controlled automatic blind. Fully fenced yard with a back yard patio makes for enjoyable outdoor living. Only a couple of blocks from OLMP School and in direct access to the Camrose Rec Centre, this conveniently central location is ideal for those with kids or active lifestyles. A spacious bungalow with numerous updates already taken care of—this Montcalm Avenue home is ready for its next owners!