



**GRASSROOTS**  
REALTY GROUP

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**3611B 66A Street  
Camrose, Alberta**

**MLS # A2349649**



**\$229,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Century Meadows                 |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 1,050 sq.ft.                    | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street                      |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane                       |               |                   |

|                    |                                    |                   |    |
|--------------------|------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate                           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                         | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, No Smoking Home |                   |    |

**Inclusions:** Fridge, Stove, Washer, Dryer, Shed

Welcome to this cozy 3-bedroom, 2-bathroom half duplex in the desirable neighbourhood of Century Meadows! Offering a comfortable layout, neutral tones, and thoughtful updates, this home is move-in ready while still leaving room to make it your own. The updated kitchen features plentiful cabinetry and storage, with a bright and welcoming eating area just off the kitchen—perfect for morning coffee or casual family meals. The updated bathroom adds a fresh, modern touch, while the neutral colour palette throughout provides a warm and versatile backdrop for any style. The home offers plenty of storage, and the unfinished basement provides an excellent opportunity for future development—whether you envision additional living space, a home office, gym, or recreation area. Outside, enjoy a nicely sized fenced yard with room to relax, garden, or entertain. Situated in a great location within Century Meadows, this home combines comfort, functionality, and future potential. A wonderful opportunity for first-time buyers, downsizers, or anyone looking for an affordable home in an established neighbourhood.