



GRASSROOTS
REALTY GROUP

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4504 67 Street
Camrose, Alberta

MLS # A2350912



\$337,000

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks		

Inclusions:	Window coverings
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This beautiful, thoroughly renovated Bungalow, has seen more upgrades than I can list here. But let me just try to mention a few: acrylic stucco, shingles, windows, concrete sidewalk, pressure treated fence, concrete pad & electrical for hot tub, exterior & interior doors, casings, baseboards, vinyl plank flooring, paint, tile work in bathroom, lights throughout house, HE furnace, new HWT and the HIGH-END custom kitchen. The upstairs features an open concept kitchen/dining/living area (the island is on wheels to allow for even more flexibility); three bedrooms and a beautifully upgraded bathroom. The basement offers a massive rec room, with really (!!) special paneling on one of the walls (original wood coming out of grain elevators, very uniquely shaped, looks awesome). You will also find a large bedroom and a three-piece bathroom. The handy back entrance/mud room leads to the well maintained, fully fenced backyard with a good-sized patio; and the oversized single car garage, extra parking and back-alley access. All this in a great neighborhood, conveniently located close to west end shopping.