



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

210 Kent Street
Rural Camrose County, Alberta

MLS # A2351363



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,024 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	1.63 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Paved		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: Garage door opener, 3 sheds, 2 riding mowers

?? COUNTRY LIVING AT ITS BEST — JUST MINUTES FROM CAMROSE! ?? Welcome to your own private retreat in a highly desirable location! Situated on 1.63 acres, this charming 1,024 sq. ft. bungalow offers the perfect blend of peaceful country living and convenient access to the city. Featuring 3 bedrooms and 2 bathrooms, this home has just received a refreshing makeover with brand-new flooring, fresh paint, updated bathrooms, and new hardware throughout. Simply move in and enjoy! Step outside and fall in love with the beautiful park-like setting, where mature surroundings and plenty of space create a peaceful escape from the everyday. A paved driveway leads to the double detached garage, while three additional sheds provide plenty of room for storage, hobbies, and equipment. And here's a bonus — a ride-on lawn mower is included to help keep your acreage looking its best! Enjoy the peace of mind that comes with being connected to city water and sewer, with a brand-new sewer line installed this past spring. If you've been dreaming of a little more space, a beautiful yard, and the convenience of being just minutes from Camrose, this property deserves a spot at the top of your list! Acreage living, modern updates, and an unbeatable location — what more could you ask for?