



GRASSROOTS
REALTY GROUP

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4411 66 Street
Camrose, Alberta

MLS # A2351489



\$329,900

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

Immediate Possession! Welcome to this inviting bungalow nestled on a quiet, mature street in the Westmount neighbourhood, just steps from nearby green space. Offering a functional layout and plenty of room for the whole family, this home combines comfortable living with great everyday convenience. The main floor features three bedrooms, a 4-piece bathroom, and a bright, welcoming living room that flows into the dining area and eat-in kitchen, complete with a breakfast bar. A convenient main floor laundry room is tucked away in the rear addition. The basement foundation was professionally repaired with exterior excavation, new weeping tile tied to a sump pump, and an interior structural wall. Although the home is an older build, the foundation is sound. The basement features a fourth bedroom, a den, a spacious family room, a 3-piece bathroom, and an abundance of storage. Outside, enjoy the fenced yard with a patio and garden space, perfect for relaxing, entertaining, or enjoying the outdoors. Completing the package is a detached double garage measuring 22' x 24', offering plenty of room for parking and additional storage. With its established neighbourhood setting, versatile living space, and room to make it your own, this bungalow is a wonderful place to call home! Possession is immediate.