



GRASSROOTS
REALTY GROUP

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4508 67 Street
Camrose, Alberta

MLS # A2351603



\$329,900

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher, BI microwave, washer, dryer, window coverings, garage fridge, garage door opener & control, shed.

Exceptional, Bright & Move-In Ready | 3+2 Bedrooms | Cul-de-Sac Location | Oversized Heated Garage. Still renting and ready to own, or looking to downsize without sacrificing space? This charming and well-maintained bungalow is one you won't want to miss! Ideally situated in a quiet cul-de-sac, this inviting property is close to schools, parks, walking trails and convenient west-end amenities, making it an excellent choice for first-time buyers, growing families, or those looking to enjoy their retirement. Step inside to a welcoming living room and a bright, country-style kitchen that offers a warm and comfortable place to gather. The main floor features three bedrooms, providing plenty of flexibility for family, guests, or a home office. The developed basement adds even more living space, featuring a spacious family room, two additional bedrooms, a bathroom, and a large laundry and utility area. Outside, enjoy the privacy of a fenced backyard backing onto a berm, offering a great space to relax, or entertain. The property also features a 26' x 24' heated garage, a storage shed, and convenient alley access. With its functional layout, additional living space, private yard, and desirable location, this home offers excellent value and versatility. Whether you're buying your first home, looking for more room, or planning your next chapter in retirement, this property is well worth a look! Great Location. Great Potential. A Place to Call Home! House shingles (2023), garage shingles (2022), automatic blinds on a number of main floor windows plus much more!