



GRASSROOTS
REALTY GROUP

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4421 74 Street
Camrose, Alberta

MLS # A2352125

\$329,990

Division:	West Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Paved, Se		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Covers, Shed

AFFORDABLE BUNGALOW WITH DETACHED GARAGE! Here's your opportunity to get into the desirable West Park neighborhood at a great price! Offering 1,038 square feet of comfortable living space, this bungalow features 2 bedrooms and a full 4-piece bathroom on the main floor, plus 2 additional bedrooms and a 3-piece bathroom downstairs. The open-concept living room, dining area, and kitchen create a welcoming space, with plenty of cabinet and countertop space to enjoy. Main floor laundry adds everyday convenience! Downstairs, you'll appreciate the spacious recreation area, along with additional storage space. Step outside to a fully fenced backyard featuring an expansive deck, perfect for relaxing or entertaining. A detached garage is another great bonus, keeping your vehicle sheltered from the elements. Location is a winner too! Less than a block from Dinosaur Park and just a couple of blocks from west-end shopping, you'll love the convenience of this neighborhood. A great location, an attractive price, and plenty of room to call your own — don't miss this opportunity!