



GRASSROOTS
REALTY GROUP

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**38 Mt. Pleasant Drive
Camrose, Alberta**

MLS # A2223818



\$273,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum		

Inclusions: Centra Vac Unit (as, is)

A prime location awaits you! Nestled in a fantastic neighborhood, this property is conveniently positioned directly across from a school, with two additional schools just a short walk away. The main floor offers spacious living with three bedrooms, ensuring ample room for your entire family. In the dining room, you'll find a charming built-in cabinet, while the living room features an original shelf that enhances the home's historic appeal. The basement is completely open and comes with plumbing, ready for you to add a second bathroom (there is even a toilet and pedestal sink). Outside, there is a single garage with a newer door and opener, as well as a wide-open, partially fenced yard. With a little effort, this could truly become your dream home!