



**GRASSROOTS**  
REALTY GROUP

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**4313 66 Street  
Camrose, Alberta**

**MLS # A2227182**



**\$569,900**

<b>Division:</b>	Westmount		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,746 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Granite Counters, Kitchen Island, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener and any controls, Upright Freezer, 5 mounts, Office Cabinets, Bar Fridge

Welcome Home to 4313 - 66 St - a True Show Stopper! Step into comfort and style with this beautifully renovated home that blends timeless charm with modern upgrades. Perfect for families, this property offers a warm, welcoming atmosphere with thoughtful features throughout. Custom Cabinetry and granite tile counters, updated vinyl windows, rich hardwood flooring, doors/trim, pex plumbing, wainscoting, crown mouldings, custom wood features and so much more. From the bright West Facing living room you find a dedicated home office that could be converted back to a dining area as needed although there is a dinette off of the Fully Updated Custom Kitchen. Relax around the wood stove insert fireplace with beautiful stone finish or duck through the slider doors to a private covered deck with gas line for fire pit and roll down screens to keep out the wind. Around the corner you'll find a wonderful back entry, with outdoor and garage access, a 2pc bath for guests and handy laundry with built-in cabinetry. Follow the Hardwood Floors upstairs to find 3 well appointed bedrooms - the Primary with a beautiful custom 4pc ensuite - and an additional fully renovated 4pc bathroom. Retire to the fully renovated basement for the big game and enjoy in the custom bar and family room. You'll also find a 4th bedroom, a 3pc bathroom, Flex room and what every home of this size needs - a Huge Storage room. Enjoy the outdoors with mature trees, low maintenance front patio and back covered deck, stone paver walkways, a private hot tub area (hot tub negotiable), a handy shed and fenced with gate for future parking. Finally you'll find an attached 22x24 Heated Garage with built-in workbench and shelving. This home has been meticulously planned and masterfully updated - you'll love coming home.

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