



**GRASSROOTS**  
REALTY GROUP

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**4210 63 Street  
Camrose, Alberta**

**MLS # A2228437**



**\$640,000**

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,667 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Kitchen Island, Pantry, See Remarks, Soaking Tub		

**Inclusions:** see remarks

Beautiful property located in one of the nicest areas of Camrose. Welcome to this truly one of a kind property located in a quiet crescent location. From the moment you walk through the front door you'll notice the expansive space and beautiful natural light that fills every room. The large sunken sitting room is a family favourite and an excellent space to relax after a long day. From the kitchen you have another sitting area that would make a great office space as well as a formal dining area and another family room to enjoy. Upstairs is complete with 4 bedrooms, one of which is the primary bedroom with lovely ensuite. A nicely updated bathroom completes the upper level. The lower level is wonderfully finished and features a fully legal suite with separate entrance. You have it all right here. Outside you'll notice the huge back yard that provides wonderful privacy. A double car garage with solar panels is also an added bonus. Properties with locations and yards such as these don't come on the market that often. What a location, what a home!