



**GRASSROOTS**  
REALTY GROUP

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6513 49 Avenue  
Camrose, Alberta

MLS # A2231175



**\$349,900**

Division:	Grandview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

**Inclusions:** Two extra garages and workshop

This 1,152 sq ft home sits on an oversized lot surrounded by mature greenery, a large garden, and loads of backyard space. Located just a short walk to grocery stores, walking paths, and an off-leash park, this property combines convenience and space. Inside, you'll find a massive master bedroom with its own balcony, a cozy basement fireplace, a large laundry room, and 3 additional bedrooms. There's tons of space for the whole family in this house! The property includes three indoor parking spots, and a workspace—perfect for projects or extra storage. Whether you need space for vehicles, tools, or hobbies, there's room here for it all. Bring your ideas—there's so much potential to put your personal touch on this home and make it your own!