



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**25 Montclare Avenue
Camrose, Alberta**

MLS # A2238129



\$335,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	958 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Off Street, Parking Pad, Paved, RV Access		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Gazebo, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All Rooftop Solar Panels , 3 Fridges 2 Stoves 1 Dishwasher Washer Dryer window coverings 2 sheds 1 Gazebo

Charming 4-Bedroom Bungalow with Illegal Suite, Solar Panels & Gorgeous Backyard Welcome to this well-maintained bungalow offering the perfect blend of comfort and convenience. Featuring 3 bedrooms on the main level and 1 bedroom in the fully developed basement, this home is ideal for families or investors alike. A major bonus: this home comes with a \$40,000 solar panel system-fully paid for and included in the sale-offering long-term energy savings and eco-friendly living. The basement has a private living space for extended family. The layout is functional and flexible, suited to a variety of needs. Located just steps away from schools, shopping, and a recreation centre, this property is ideally situated for everyday convenience. Enjoy the single-car garage and step into a beautifully landscaped backyard, showcasing lush perennial gardens, a cozy fire pit area, and a gazebo sitting place-perfect for relaxing or entertaining. With its prime location and valuable solar upgrade, this home offers outstanding value. A must-see!