



GRASSROOTS
REALTY GROUP

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

43 Edgewood Drive
Camrose, Alberta

MLS # A2241931



\$399,900

Division:	Century Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,285 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Sump Pump(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, Stove, BI Dishwasher, BI Microwave, Sump Pump, Garage Door Opener & Remote(s), Ramp in Garage, Central Vac & Attachments

Welcome Home to this beautiful 5 bed, 3 bath property ... in a great area, close to Jack Stuart School! As you drive down Edgewood Drive, you'll see the attached (insulated) garage, making it easy entry into the home. Come on in, and the first thing to point out is the "2-way" closet so you can grab a jacket at the front door OR in the back entry. There's ample room in the living/dining room with large east-facing bay windows. Just a few more steps and you're in the "eat-in" kitchen where you'll find plenty of cabinetry, a built-in desk, a pantry and patio doors to a maintenance-free, west-facing deck. The kitchen has new flooring installed in 2024, as well as a new fridge that same year. The "back entry" has the laundry hook-ups and is also the entry to the double attached garage. There are 3 bedrooms on this main level, with the primary bedroom offering a 3 pc. ensuite AND a walk-in-closet. We should also point out the primary bedroom has a lovely view of the backyard, so a great way to wake up in the morning and fall asleep at night. Down the basement stairs you'll find a HUGE family room with a cozy gas fireplace, 2 more generous bedrooms and another 4 pc. washroom. You're sure to appreciate all the storage! The yard is fenced (maintenance-free), and has a good-sized shed that saw new shingles in 2024. All this close to Jack Stuart School. p.s. the back alley is paved!