



GRASSROOTS
REALTY GROUP

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**3719 63 Street
Camrose, Alberta**

MLS # A2242508



\$359,000

Division:	Century Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,021 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Central
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters

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

Inclusions: Garden Shed

This 1021 sq ft 4 bedroom bi-level home offers the perfect blend of longtime care and solid upgrades, with room for you to add your own style. Situated on a corner lot in a quiet neighborhood, this property features a triple garage (a dividing wall double/single which is perfect for projects) with built-in workbenches, alley access, and no extra shovelling! Inside, you'll find a well-kept home that's been lovingly maintained over the years and full of potential. Key updates include a high-efficiency furnace (approx 13 years old), new vinyl windows upstairs, reverse osmosis water system, and a new shower insert—providing key improvements while allowing you to customize finishes to your liking. Enjoy the private backyard, with mature trees, a covered deck, a garden shed and room for RV parking. Whether you're a first-time buyer, a growing family, or someone looking to update over time, this home is a solid investment in a great Camrose neighborhood.