



GRASSROOTS
REALTY GROUP

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**31 Montclare
Camrose, Alberta**

MLS # A2243204



\$369,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1964 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks		

Inclusions: NA

Welcome to this beautifully updated 3-bedroom, 1.5-bathroom bungalow, conveniently located near schools, shopping, and all essential amenities—ideal for families and first-time buyers alike! Step inside to discover a bright, modern interior featuring many updates like new windows, and stylish flooring. The fully renovated kitchen offers sleek finishes and functional design, perfect for both everyday living and entertaining. In addition to the main-floor bedrooms, the finished basement includes two versatile bonus rooms—ideal for a home office, guest space, or playroom (note: no closets in basement rooms). Enjoy your morning coffee or evening BBQs in the beautifully landscaped yard, complete with mature fruit trees and plenty of green space for kids or pets. A double detached garage and additional RV parking provide convenience and ample room for vehicles and storage. This home combines comfort, style, and practicality in a family-friendly location. Come see for yourself!