



GRASSROOTS
REALTY GROUP

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**6601 43 Avenue
Camrose, Alberta**

MLS # A2247332



\$374,000

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,198 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Garage Door Control, 5 Bar Stools, Stair Lift, Hide-a-bed

Discover this inviting and well-maintained bungalow located in a peaceful Camrose neighborhood. Offering 3 bedrooms on the main floor and 1 additional bedroom in the fully finished basement, this home provides plenty of space for families, guests, or home office needs. Step inside to find oak cabinets in the kitchen, a brick faced wood-burning fireplace in the living room, and a bright solarium room off the dining perfect for morning coffee or a relaxing read. The basement is fully finished ideal for entertaining, with additional open living space, bedroom, bath, dedicated storage room, and laundry. Outside, enjoy the fenced yard, side deck, and attached heated garage, making this home functional year-round. Don't miss out on this solid, move-in-ready home in one of Camrose's quiet and desirable locations!