



**GRASSROOTS**  
REALTY GROUP

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**3908 76 Street  
Camrose, Alberta**

**MLS # A2248915**



**\$497,900**

<b>Division:</b>	Duggan Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	25
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** shed

Nestled in the desirable community of Southwest Meadows, is this stunning completely renovated 2 storey dream home. The open concept design is perfect for entertaining, with a spacious living room, dining area, and a bright kitchen with modern cabinetry, quartz counters, vinyl plank floor, walk-in pantry and centre island. Also on the main floor you will find a powder room, laundry area and patio doors that lead you to the back deck for your West facing fantastic view. Upstairs, you'll find a den/office area(or 4th bedroom), bonus space, 3 bedrooms, and a additional 4pc bathroom. The primary suite is an elegant space to unwind from the day. It includes an amazing and thoughtfully designed walk-in closet and a luxurious 4-piece ensuite with soaker tub. The lower level is finished and includes a family room, bedroom and 3pc bathroom. With a fenced landscaped yard with no neighbours behind, large deck, shed, A/C, double heated garage and much more, this home is perfect for growing family.