



GRASSROOTS
REALTY GROUP

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6511 45A Avenue
Camrose, Alberta

MLS # A2249125



\$379,000

Division:	Westmount		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,428 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Rear Drive, RV Access/Parking		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Many T		

Heating: Mid Efficiency, Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

This stunning 4-bedroom, 2-bathroom home in Westmount Subdivision is a dream come true for families! The fully fenced yard is an oasis, boasting plenty of fruit trees and a large garden perfect for outdoor enthusiasts. Inside, the huge family room is ideal for gatherings and relaxation. Plus, the home's smoke-free and pet-free environment makes it a great space for those who value a clean and healthy living space. With its prime location near schools and shopping, this home has it all - plenty of room for the whole family to grow and thrive.