



GRASSROOTS
REALTY GROUP

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**5704 35 Avenue
Camrose, Alberta**

MLS # A2251353



\$459,999

Division:	Enevold		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,314 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Covered, Double Garage Attached, Driveway, Enclosed, Front Drive, Garage		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Landscaped, Lawn, Level, Other		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Cork, Hardwood, Laminate, Linoleum, Other, See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Looking for an Amazing 4 Bedroom 3 Bathroom Renovated Family Home, Look No Further! Kitchen Oak Cupboards in Kitchen, Plank Tile, Quartz Counter Tops, Dehumidifier, Double Sink and an Island for your favorite Family Recipes. AC Unit, Heat Tape in the eavestroughs, updated lighting and custom blinds throughout with a huge Pantry you are sure to enjoy your kitchen (Renos in 2024) and step outside to the Amazing composite deck and spend many hours watching your kids play (Room for a future trampoline or playground) and pick from your future garden. Basketball court. Huge Shed for your toys. Vinyl Fence making it very easy to maintain. Extra Space on Electrical Box for your future Hot Tub. Custom Blinds Throughout this Amazing Home. New baseboards throughout this amazing bungalow. Livingroom enjoy sitting by the fireplace for your family get togethers. 3 bedrooms upstairs with a huge master bedroom. In the basement you will discover another bedroom; family room, another bathroom. Plenty of space for your growing family. Hot Water Tank is 5 years old, Shingles 8 years old, comes with a water softener. All Upstairs Windows are new! and So much Storage! What are you waiting for! Camrose has over 30 km of hiking/biking trails. Hockey, gymnastics, indoor soccer arena. Many fun family activities and Restaurants. Kayak in the Middle of Camrose! Welcome Home!