



GRASSROOTS
REALTY GROUP

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311, 4623 65 Street
Camrose, Alberta

MLS # A2253146



\$199,000

Division:	Westmount		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,246 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, hood fan, dishwasher, stove, washer, dryer, window coverings & blinds (replacing appliances with a different set, can provide pictures)

Looking for a bright and spacious condo with a great layout? Welcome to Crown Place! This 2 bedroom, 2 bathroom home has 1246 sq ft of living space, plus sunshine galore thanks to its south AND west exposure. You'll love the natural light that floods into both sunrooms, the living area, and the bedrooms. On those cooler evenings, the cozy gas fireplace makes the perfect spot to unwind. The primary bedroom is huge, with two sets of double closets and a 3-piece ensuite. The second bedroom also has its own ensuite, which doubles as the main bathroom, making this a fantastic setup for roommates, guests, or just a little extra privacy. In-suite laundry is a great feature with bonus storage space, for those seasonal extras. One of the best features? The wall of south-facing windows with a 3rd floor view of the high school soccer field. It's just green grass & trees as far as you can see, a rare find that feels private and peaceful! No need for art on the walls as the natural art changes with the seasons! Crown Place isn't just about the condo unit though. The building itself has a friendly community vibe with a large lobby where theres always someone to chat with over coffee, plus a games room, kitchenette, puzzle/book room, and an exercise room. With shopping, restaurants, and medical clinics nearby, everything you need is right at your fingertips. You'll appreciate the assigned powered parking stall and visitor parking here as well!