



**GRASSROOTS**  
REALTY GROUP

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4204 72 Street  
Camrose, Alberta

MLS # A2253217



**\$359,000**

Division:	Duggan Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

**Inclusions:** window coverings

Extensively upgraded 5-bedroom Bungalow with heated 30' garage, and a Yard that can only be described as an OASIS. All this in a great location, quiet neighbourhood, close to playgrounds and West End shopping. The upstairs features a large living room with cozy fireplace and a good-sized dining room, the large master bedroom offers a two-piece en-suite bathroom and a (massive!) walk-in closet, there are also 2 more bedrooms, a 4-pc bathroom and the cozy kitchen overlooking the absolutely gorgeous backyard. The basement is partly finished and offers 2 more good-sized bedrooms. But still offers the opportunity to give it your personal touch. On the outside you will find an amazingly landscaped front & backyard with brand new 6' fence, and a huge deck. Awesome garage/workshop (used to be a woodworking shop, so 220V, storage etc.) - heated 22'/20' x 30' structure with upper storage and attached 8' x 12' storage shed. Welcome Home!