



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

6521 49 Avenue  
Camrose, Alberta

MLS # A2256057



**\$380,000**

Division:	Grandview		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,104 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Storage		

Inclusions: sheds

Over 2000 sq. ft. of Living Space | Unique 1.5 Storey Home From the vaulted ceiling at the entryway, this home welcomes you with a bright and spacious feel. The kitchen, featuring a cooktop and wall oven, sits at the heart of the home, perfectly positioned between the dining/living room and the cozy family room with its gas fireplace and access to the back deck. Convenient main-floor laundry with ample storage and a 2-piece bath complete this level Upstairs, the open loft area overlooks the main living space, adding both character and functionality. The upper floor offers three bedrooms, including a primary suite with a private balcony and 3-piece ensuite. A 4-piece bath serves the additional bedrooms. The basement is partially finished, featuring a 3-piece bath, a bedroom (without closet), and a large recreation area, providing plenty of options for family and guests. The heated attached garage offers year-round convenience. Outside, the oversized lot provides endless opportunities to create your backyard oasis with plenty of space for entertaining, gardening, or play. This thoughtfully designed floor plan offers comfort, charm, and room for the whole family. Located near a park, golf course, medical clinics, and west end shopping.