



GRASSROOTS
REALTY GROUP

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**4108 62 Street
Camrose, Alberta**

MLS # A2257635



\$409,000

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gazebo, Irregular Lot, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: Gazebo, Ikea Cabinets (x2), TV stand in basement

Welcome to this charming bungalow nestled in a quiet neighbourhood. Thoughtfully updated inside and out, this home is completely move-in ready, offering a warm and inviting atmosphere with modern conveniences. Step inside to a bright and functional main floor with new windows and lots of space for entertaining. The main floor has 2 bedrooms with large primary and bright 4 piece bathroom with tons of storage. The lower level features a large recreation room ideal for family movie nights, games, or home gym area along with plenty of storage. There is a large bedroom with beautiful built in bookshelves. An updated 4 piece bathroom in lower makes it perfect for guests. Outside you will love the fully landscaped yard designed for relaxation. The cozy gazebo area is perfect for morning coffee or unwind at the end of the day. There is a heated double detached garage, complete with a secret room that offers endless possibilities- whether it's a private workshop, hobby space, or hidden storage. You won't wanna miss this great home!