



**GRASSROOTS**  
REALTY GROUP

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**17 Montrose Avenue  
Camrose, Alberta**

**MLS # A2259638**



**\$519,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

**Inclusions:** N/A

Beautifully updated bungalow available today! This well looked after and professionally updated home is situated in a quiet and mature neighbourhood. Featuring a bright and open floor plan that is sure to impress. The expansive living, dining and kitchen space is a wonderful place to gather and entertain. The kitchen, with large island makes a perfect space for all to enjoy. Three bedrooms on the main with updated bathrooms finish off the upper level. Downstairs is fully finished off and features one generous sized bedroom with its own ensuite, full laundry room, excellent storage space and the perfect family room. Outside the landscaping has been tastefully re-done over the years and features the perfect amount of privacy and serenity. A heated double car garage finish's off this truly impeccable property. Close to Camrose's superb walking trails, pool, rec centre, parks and schools. A perfect home in a perfect location!