



GRASSROOTS
REALTY GROUP

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

**6209 42 Avenue
Camrose, Alberta**

MLS # A2259835



\$429,000

Division:	Marler		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s)		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Dry Bar, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n/a

If you are looking for a truly move-in-ready home on an oversized (beautifully landscaped) lot, in an awesome location - look no further. This beautiful four-bedroom home feels like a new build, some of the extensive upgrade include vinyl ceiling, new windows, floors, kitchen, furnace, upgraded bathrooms, paint, appliances, new deck with Dec-tec vinyl, all new electrical outlets and substantial landscaping including new 6-foot fence, walkways and new sod. The main floor of the home features are very private concept kitchen/dining area and a beautiful new kitchen, as well as two good size bedrooms and a beautiful four-piece bathroom. Downstairs you will find two large bedrooms, a three-piece bathroom and beautiful rec room with bar area. The very private and spacious backyard offers a huge brand-new deck, new 6-foot fence, lots of maturities an oversized single car garage and additional parking. This one really offers the full package, and all this in a very solid after, beautiful and quiet neighbourhood close to schools.