

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 (51 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	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Dry Bar, See Remarks

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 tomorrow 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.