



GRASSROOTS
REALTY GROUP

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

**6107 36 Avenue
Camrose, Alberta**

MLS # A2262430



\$409,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Vinyl Windows, Wet Bar

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

Inclusions: fridge, stove, hood fan, dishwasher, washer, dryer, blinds, window coverings, shed

This beautifully maintained bi-level home is ideal for first-time buyers or a young family. Just two blocks from Jack Stuart School and close to several parks, the location couldn't be more convenient. Upstairs, you'll find a bright and spacious living area featuring a bay window and an impressive floor-to-ceiling built-in library. The open dining area is filled with natural light, a stunning feature wall, and the functional kitchen offers a great view of the backyard, perfect for keeping an eye on kids or pets. Step right from the kitchen onto a large deck that leads to a fully fenced backyard, ideal for playtime, pets, or entertaining. The main floor also includes two bedrooms and an updated 5-piece bathroom. The primary bedroom features his-and-hers closets for plenty of storage. The fully finished lower level offers two additional bedrooms, a 3-piece bathroom, and a generous rec room complete with a wet bar, great for family gatherings or relaxing nights in. Additional features include a double attached garage, a garden shed, and a fantastic location in a family-friendly neighborhood. Don't miss this clean, well-cared-for home, ready for you to move in and make it your own!