



**GRASSROOTS**  
REALTY GROUP

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**6406 43 Avenue  
Camrose, Alberta**

**MLS # A2264180**



**\$369,900**

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Private,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Suspended Ceiling, Vinyl Windows		
<b>Inclusions:</b>	n/a		

Charming Custom Home in a Prime Camrose Location. Welcome to this beautifully cared for 1976 custom home in one of Camrose's most desirable areas- just steps from schools, shopping and parks! The Main level features a sunken living room with wood burning fireplace, 2 piece bathroom, a bright dining area and private kitchen with a cozy eat-in nook.-perfect for morning coffee. Enjoy the convenience of main floor laundry and plenty of storage throughout. Upstairs, you'll find two spacious bedrooms and a full bathroom. The Primary is tucked away and offers privacy with it's own 2 piece bathroom and walk in closet. The lower level includes a large rec room, 3 piece bathroom and flex space with exterior access- great for guests, home office or hobbies. Outside, the fully fenced backyard provides room to relax and play, while the double detached garage, extra parking space and front carport add everyday convenience. Lovingly maintained and impeccably cared for, this home features newer windows and exterior doors throughout, adding comfort and efficiency. Ready for you to add your modern touch and make it your own!