

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

42 Grand Drive Camrose, Alberta

MLS # A2267107



\$385,000

Division:	Grandview				
Type:	Residential/House				
Style:	2 Storey				
Size:	2,027 sq.ft.	Age:	1968 (57 yrs old)		
Beds:	3	Baths:	2		
Garage:	Parking Pad, RV Access/Parking, Single Garage Attached				
Lot Size:	0.14 Acre				
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks				

Heating:	Forced Air	Water:	-	
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	None	LLD:	-	
Exterior:	Brick, Vinyl Siding	Zoning:	R2	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)			

Inclusions: Shed

Welcome to 42 Grand Drive – Well-Maintained 4 Bedroom Home in a Great Location! This well-cared-for 4-bedroom home offers comfort, functionality, and a fantastic location. The property features an attached single-car garage, a beautifully landscaped backyard with a vinyl fence, and an upper-level deck perfect for relaxing or entertaining. Inside, you'Il find a warm and inviting layout that's been well looked after over the years, showing true pride of ownership throughout. Located in a desirable neighborhood, this home is close to schools, walking trails, and the golf course, offering the perfect blend of convenience and outdoor living. A wonderful opportunity for families or anyone looking for a move-in-ready home in a great community!