



**42 Grand Drive
Camrose, Alberta**

MLS # A2267107

\$385,000

Division:	Grandview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	1968 (58 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'll 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!