



GRASSROOTS
REALTY GROUP

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**5006 65 A Street
Camrose, Alberta**

MLS # A2268288



\$335,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,382 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Lawn, Level, No Neighbours Beh		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Shed, China Cabinet, Dining Room Shelves

Come home in Grandview! This beautiful bungalow a block from the golf course offers an easy, comfortable, and convenient lifestyle in a coveted Camrose crescent. The main floor welcomes you with a recently inspected wood burning, stone fireplace in the spacious living room, and a bright, open kitchen and dining room that serves great space for groups to gather. With three bedrooms and two bathrooms including the primary ensuite, the layout of this level is accessible and functional for the whole family! Downstairs you will find a large rec room, abundant storage space, a fourth bedroom and laundry room. Along with the curb appeal, covered porch and landscaped front yard, you'll enjoy the outdoors with gated RV parking, a new vinyl fence, a drive thru carport leading to an insulated single garage, plus an 8' x 12' storage shed and back deck with gas hook up for your BBQ. Just a short walk away you'll find all the conveniences of West end amenities like shopping, restaurants, medical and dental services, walking trails, dog park and much more! Don't wait to book your showing at this move-in-ready property!!