



GRASSROOTS
REALTY GROUP

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

**6608 31 Avenue S
Camrose, Alberta**

MLS # A2269465



\$700,000

Division:	Enevold		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,544 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	4
Garage:	Additional Parking, Covered, Double Garage Attached, Front Drive, Garage F		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Window coverings		

Searching for an Amazing Renovated Family Home! This 4 Bedroom and den/plus 3 bathroom Bungalow situated in an Amazing neighborhood close to many Schools could be what you have been searching for. With a huge family room for the kiddos to play in, watch TV or make many family memories. The Primary Bedroom has a Huge California Walk in Closet (\$13,000 cost to renovate). Many Renovations in this Amazing Bungalow! Privacy walls on the deck! Storage under the deck! Lockable railing for puppies and kids. The back yard boasts a place for your vegetable garden, with strawberries and raspberries & apple tree already growing. Cherry tree in the front yard. Storage shed in the back yard. Spot for your future swing set or playground. RV parking for your summer getaway. Plus huge family deck. With stereo system surround sound music installed inside and out side your home! This makes your relaxing so enjoyable!! Sit back watching the sun set on your very private deck sipping your favourite wine or morning sunrise drinking tea. Welcome Home! To Camrose. Where you can Kayak in the middle of Camrose, take kids to dance, hockey, soccer or just relax. We have two wonderful performing art centres. Lots of restaurants, bistros and shopping. You will love it here!