



GRASSROOTS
REALTY GROUP

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**3613A 66A Street
Camrose, Alberta**

MLS # A2270252



\$259,000

Division:	Century Meadows		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	954 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile, Vinyl

Roof: Asphalt

Basement: Partial

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Fridge, Stove, BI Dishwasher, BI Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Remote, Living Room TV Mount, Freezer (as is)

This lovely Century Meadows duplex is ready for you to call it HOME! It offers 4 bedrooms, 2 washrooms on 4 levels of living space. Welcoming you into the home is nice exposed aggregate sidewalk. As you enter the home, the main level has a spacious living room looking out to the west and the kitchen/eating area soaks up the south facing sun. The upper level has 2 bedrooms and the main 4 pc. washroom. The lower level has 2 more bedrooms and a nice 3 pc. washroom and one of the BEST parts is the SIDE ENTRY to the south patio and fenced yard. (providing perfect access for that independent teenager or family member) The basement (4th level) has a HUGE family room, laundry space, storage room AND crawl space under the 3rd level. Back out on the covered patio, you'll appreciate the privacy of the small yard, access to the single car garage and the extra parking. The most recent upgrades are fresh paint and NEW SHINGLES on the house and garage in 2024 (plus 2 new vents in the garage).