31 Montrose Avenue
Camrose, Alberta

MLS # A2270584

$369,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	**Age:**	1966 (60 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions:	Fridge (2), Stove (2), Dishwasher, Washer, Dryer, Shed

Looking for a move-in-ready home in one of Camrose's most desirable and mature neighborhoods? Your search ends here. Nestled on the peaceful and private Montrose Avenue, this updated bungalow is perfectly positioned just minutes from elementary, junior and senior high schools, making it ideal for families. This home offers a spacious 3-bedroom layout upstairs with fresh paint and new flooring throughout. The bright and airy living room invites you in, while the kitchen boasts an abundance of solid oak cabinetry, providing ample storage and prep space for all your culinary needs. The primary bedroom includes a convenient 2-piece ensuite, offering added comfort and privacy. The fully finished basement is a true bonus, featuring an additional full kitchen and bathroom, bedroom and living room with cozy gas fireplace. The basement also includes a laundry and storage area, offering extra space and practicality. Outside, enjoy the large, fully fenced yard—a great space for outdoor activities, gardening, or simply relaxing. The double detached garage provides ample space for parking and storage, a valuable addition to any property. Recent updates include a new furnace (2020) and a hot water tank (2025), ensuring peace of mind for years to come. Whether you’re looking for a turnkey investment opportunity or a family home, this property checks all the boxes.