



**GRASSROOTS**  
REALTY GROUP

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## 2 Grand Park Crescent Camrose, Alberta

**MLS # A2275247**



**\$370,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Grandview                      |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | Bungalow                       |               |                   |
| <b>Size:</b>     | 1,020 sq.ft.                   | <b>Age:</b>   | 1966 (59 yrs old) |
| <b>Beds:</b>     | 4                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Attached Carport               |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Private |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, No Smoking Home, Vinyl Windows, Wood Counters |                   |    |

**Inclusions:** Window Coverings

Cozy & Warm Family Home Near Mirror Lake Step inside this updated and inviting bungalow, just a stone's throw from the scenic Mirror Lake walking paths. This move-in ready 4-bedroom, 2-bathroom home offers a perfect blend of comfort, charm, and thoughtful upgrades throughout. Enjoy cooking and gathering in the beautiful, large kitchen featuring new updated appliances, refreshed countertops, and a stylish farmhouse sink. The home has been tastefully upgraded with new paint, modern doors and trim, built-in closets, and the convenience of main floor laundry. Major mechanical updates include a new furnace and Navien hot water on demand for energy-efficient living. The fully finished basement provides exceptional versatility with an extra kitchen, ample storage, and generous living spaces—ideal for extended family, hobbies, or entertaining. Outside, relax on the private deck overlooking the fully fenced yard, complete with a charming white picket fence in the front. The attached carport offers great storage options and has the potential to be easily converted into a single garage. With newer vinyl siding, windows, and roof, this home is truly turnkey. A warm, updated family home in an unbeatable location—don't miss this one!