



**GRASSROOTS**  
REALTY GROUP

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**36 Grandview Crescent  
Camrose, Alberta**

**MLS # A2275926**



**\$320,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot		

<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>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Washer, Dryer

Welcome to this inviting bungalow nestled on desirable Grandview Crescent, offering comfort, space, and opportunity to make it your own. Thoughtful updates include newer shingles and windows and refreshed main floor flooring. The well-designed floorplan provides plenty of room for new owners to add personal touches. The spacious kitchen features a generous eating area, built-in storage, and a large window that fills the space with natural light. Throughout the home, oversized windows create a bright and welcoming atmosphere. The main level offers three nicely sized bedrooms and a full bathroom, ideal for family living. The partially developed basement expands the living space with two additional bedrooms, a three-piece bathroom, and a large laundry/storage area—perfect for organization now and potential future development. Outside, enjoy a fully fenced, oversized yard ideal for entertaining, gardening, or play. An oversized single garage completes the package, providing excellent storage and convenience. A fantastic opportunity to own a well-located home with space, light, and endless potential in one of the area's most sought-after neighborhoods.