



**11 Montrose
Camrose, Alberta**

MLS # A2277172



\$358,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,060 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions:	Kitchen Table & Chairs		

Welcome home to this ideally located 4-bedroom, two bath home in the Mount Pleasant community of Camrose. This home is within walking distance of three schools, including OLMP, Camrose Composite High School and Chester Ronning School and directly across from a green space on Montrose Avenue: it is the perfect family home. As you walk in through the front door, you will adore the vintage hardwood flooring that adorns the spacious kitchen and living areas. The main level is complete with three bedrooms and one four-piece bath. In the basement, the teenagers in your life will enjoy the massive family room that comes with a built-in electric fireplace. The basement also features a 3-piece bath, a larger bedroom and a spacious laundry room/mechanical room. Outside you will find a private and mature back yard with a 16 x 24 garage and a large pergola! Located within walking distance of three schools, St. Mary's Hospital and the Camrose Recreation Centre, this home is in the perfect location for your growing family.