



**6801 39 Avenue Close W
Camrose, Alberta**

MLS # A2295504



\$395,000

Division:	Southwest Meadows		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,218 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Shed

Welcome to this charming 3-bedroom home with a 3 Piece ensuite off the primary bedroom and a full main bathroom. It has an open U-shaped kitchen with a large peninsula that leads into your dining area. The dining room leads out to the deck. Or head down the stairs to the separate living room and spacious entrance. The basement is a clean slate with a laundry and mechanical room. There is a 26 x 24 garage with room to park 4 more units, easily accessible from the paved back alley. An 8 x 8 garden shed in the back yard. There is a playground, ball diamonds and schools nearby. This home blends everyday convenience with long-term potential. A great opportunity to add your personal touches and make it yours.