



**3414 50B StreetClose  
Camrose, Alberta**

**MLS # A2299276**



**\$429,000**

<b>Division:</b>	Creekview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	25
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Shed

Three bedroom bungalow located in Creekview. This lovely home features a bright and spacious floor plan that includes a charming family room with cozy gas fire place, dining area with cofered ceiling, good size kitchen and covered rear deck. The downstairs framing has been started and is ready for you to put your own personal touch on it. The fully fenced yard is one of the larger yards in the area and would be a great space for the family to enjoy. Lots of potential here and situated in a beautiful large crescent.