



**6403B 49 Avenue  
Camrose, Alberta**

**MLS # A2299835**



**\$229,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove

This 1/2 duplex is perfect for the 1st time home owner, investor or anyone looking for a lovely home on a quiet street. It offers a generous front entry, a reasonably open living room, eating area and kitchen with a BIG living room window offering lots of lights. There's a designated storage room and then the main level finishes off with 3 bedrooms and a 4 pc. washroom. There's a side entrance to the home as well, which leads to the unfinished basement where you can plan to finish it off for your family or other development. p.s. the hot water tank was new in 2023. This yard is fenced and LOOOOOONG ... 180' to be exact and then there's parking at the rear by the back lane. "Double the opportunity if you consider buying the other side of the duplex"