



**23 Montjoy Avenue  
Camrose, Alberta**

**MLS # A2301440**



**\$395,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Treed		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, Rods, Garage Door Control and any openers. Seller would like to leave the piano as well.

Welcome to 23 Montjoy Ave - where the comforts of home match perfectly with wonderful updates throughout. This 5 bedroom home sits quietly on a tree lined street and is walking distance to 3 schools and recreational areas. Beautiful main floor presentation with a bright and open feeling featuring hardwood floors, triple pane vinyl windows, crown mouldings and a layout you'll love. 3 good sized bedrooms up and a fully updated 4pc bathroom that sees a new tub, tile surround and vinyl tile flooring. Incredible kitchen was redesigned to allow optimal use with beautiful oak cabinetry, vinyl tile flooring, tile splash, an upright pantry and a handy island nook that provides storage/counter space and additional seating. Basement comes fully finished with a 2 bedrooms, an updated 3pc bath, laundry area and a huge living room with enough room for ping pong and a tv area. Outside you'll appreciate the larger 24x28 heated garage with newer siding and built-in cabinetry plus a long driveway that can provide some RV parking as needed. A private yard awaits with a raised 8x15 deck, a concrete patio and a small shed for your convenience. At this size and with these options - this is a family home you can easily see yourself grow into.