



GRASSROOTS
REALTY GROUP

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**6203 48B Avenue
Camrose, Alberta**

MLS # A2302383



\$339,000

| | | | |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| Division: | Grandview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,000 sq.ft. | Age: | 1969 (57 yrs old) |
| Beds: | 4 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot, | | |

| | | | |
|--------------------|----------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R2A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Looking for a well maintained, move in ready home? This charming property in Grandview could be exactly what you have been waiting for. Step inside and immediately notice the bright, open feel, with a spacious layout that seamlessly connects the living, dining, and kitchen areas, perfect for both everyday living and entertaining. Down the hall, you will find three comfortable bedrooms and a full 4 piece bathroom. The basement adds even more living space with an additional bedroom and a large family room, ideal for relaxing or hosting guests. Outside, enjoy a fully fenced backyard complete with a patio, perfect for BBQs and gatherings. There is also extra parking for a small RV and a single detached garage for added convenience.