



GRASSROOTS
REALTY GROUP

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**6603 44B Avenue
Camrose, Alberta**

MLS # A2158533



\$359,900

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped		

Heating:	Central	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Playhouse, shed

Warm, inviting and homey! You will love this conveniently located four bedroom, three bath bungalow with a fully finished basement and huge 20' x 26' heated garage with back alley access. The home has seen many updates since 2021, including flooring, paint and windows, the hot water tank was replaced in 2022 as well as the washing machine. The living room is lovely with it's hardwood flooring that leads you into the adjacent dining room. The kitchen has been redone and has beautiful maple cabinetry and stainless steel GE appliances. The main floor is home to three of the four bedrooms with the large primary bedroom being completed with a two piece ensuite. The basement has been fully finished with a large family room, three piece bath, fourth bedroom and large laundry and storage room. With winter coming, you will really appreciate the 20'x26' heated garage with tons of room to tinker. There is plenty of room in the fenced yard for children or pets to enjoy, playhouse included!