



**29 Grand Park Crescent
Camrose, Alberta**

MLS # A2163643



\$389,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,383 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, BI Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Remote, Living Room TV Bracket

Such a Neat Property ... and just steps to Mirror Lake Trails! If you've always wanted to live in town, but with the privacy of the country, you've FOUND IT! This home offers almost 1400 sq ft of living space, with a walk-out basement as well. The main level has very spacious living area and primary bedroom as well as main floor laundry, BIG back entry and access to both garages. (17'x11' and 24'x11') The lower level has 4 bedrooms, a 3 pc. washroom, and family room with cozy fireplace. You'll notice there's a small part of the yard that's fenced, but the yard is actually much bigger, and borders the mature City green space AND the walking trails around Mirror Lake and beyond. There are some perennials as well as a crab apple tree and you'll love the choice of either basking in sun or shade of the south-facing patio or east-facing deck. P.s. Shingles and eaves were new in 2017.