



**6108 42 Avenue
Camrose, Alberta**

MLS # A2172026



\$389,000

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	1975 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome to this wonderful bungalow situated within walking distance from 4 schools in Camrose. This beautiful house has seen upgrades such as doors, windows, flooring, plumbing and electrical. The kitchen boasts beautiful oak cabinets with under cabinet lighting, an island, and a good sized eating area. The main floor also consists of a generous primary bedroom, a second bedroom, 4 piece bathroom with a jet tub, and a large MAIN FLOOR LAUNDRY room. The basement has a bathroom roughed in, but is almost an open canvas. The green backyard is surrounded by low maintenance fencing and has a concrete pad between the house and the garage that is perfect for a BBQ or patio set. Coming into the double car garage from a concrete driveway, you will find ample shelving in the garage for all of your storage needs. The shingles were done in 2019 and the furnace/AC in 2021. The pride of ownership is on full display in every room, corner, nook and cranny in this lovely home.