

3810 63 Street  
Camrose, Alberta

MLS # A2161266



## \$385,000

<b>Division:</b>	Marler		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Linoleum, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Sump Pump(s), Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** window blinds

BEAUTIFUL BUNGALOW! Come and appreciate the tidy and wholesome curb appeal of this 4 bed, 2.5 bathroom home. Well kept with all the appropriate updates. Front yard boasts a poured exposed aggregate walkway and the zero maintenance decorative beds in front of the home add a nice little accent to your exterior appearance. Inside you will find that your east facing living room will grant you fantastic morning sun and shade in the evening. Wall has been opened up to the kitchen where you will appreciate the white cabinetry, stainless steel appliances, and double sink. There's even room for a breakfast nook. Designated dining area is big enough to host the entire family for holiday dinners. The main floor grants you three bedrooms, including the primary that comes with a 2 pc en suite. 4 pc bathroom for the kids or guests is clean & updated as well. Downstairs you will find a clean and fresh living space with a large rec room, big enough for a home theater area, exercise spot, and a playroom for the kids, all in one.&nbsp; Large fourth bedroom comes with newer carpet and direct access to a three-piece bathroom that includes an oversized walk-in shower with wand, makeup counter, and lots of space for all your essentials. Basement flooring is vinyl plank throughout the entire rec room. Basement laundry room, with its freshly painted floor, gives you a sink and counter for your baskets. Extra storage, big enough for two large stand up freezers. Under stair storage is tidy as well.&nbsp; West facing back yard is fully fenced. Enjoy the evenings on your two tier deck with additional storage under the bench. Nice double garage makes life better as well. This home is located in a mature and quiet neighborhood and is only a few blocks from Jack Stuart School and west end shopping.