

6511 46 Avenue
Camrose, Alberta

MLS # A2163258



\$289,900

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|------------------|---|---------------|-------------------|
| Division: | Westmount | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,008 sq.ft. | Age: | 1969 (55 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Carport, Off Street, Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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

Inclusions: Central Vac and attachments, Washer x2 (basement washer is "as is"), Dryers x2

The location on this bungalow is something to be seen. Walking distance to 3 schools, shopping centers, medical center, and a playground right outside the front window. As you come in the front door you are greeted with by a large living room and a main floor of vinyl plank flooring. The kitchen has ample storage and an island perfect for eating or preparing food. You'll find 2 bedrooms, 4 piece bathroom and laundry also on the main floor. The lower level features a HUGE family room, two bedrooms and a three piece bath. Going out the rear of the house there is an attached covered deck overlooking a fenced backyard with a carport and single detached garage. This is the perfect "First Home" or for a retired couple that wants everything on one level!