

6406 35 Avenue  
Camrose, Alberta

MLS # A2166881



## \$349,000

<b>Division:</b>	Century Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge, Stove, BI Dishwasher, BI Microwave, Washer, Dryer, A/C, Window Coverings, Garage Door Opener & Remote, Shed, Reverse Osmosis Water System, Moveable Island

Make your Memories here! This Lovely Century Meadows Home is ready for you to enjoy "life" and all the good times you want to share with "family & friends". This 3 level-split offers a good-sized living room/front entry and then the kitchen/eating area overlooking the back yard. This kitchen looks fresh with the newer countertops and backsplash, as well as the handy moveable island and pantry tucked behind the barn door. Up the stairs you'll find 3 bedrooms and a 5 (YES, FIVE) pc. recently renovated washroom. This makes it perfect for getting the family ready for bedtime. The lower level offers a bright family room, a 4th bedroom (sorry, no closet) ... and a half bath with laundry. There is ample storage in the crawl space and you'll really appreciate the A/C. Out back you'll find a 26'x24' HEATED garage, fenced yard, deck, shed AND RV parking off the back alley. All this, close to playgrounds and not too far from Jack Stuart School. p.s. there are some new vinyl windows, reverse osmosis water system, furnace is 2009, Washer & Dryer 2022, Hot Water Tank 2023, and Fresh Paint 2024!