

3905 67 Street
Camrose, Alberta

MLS # A2167445



\$489,000

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|------------------|--|---------------|-------------------|
| Division: | Marler | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,467 sq.ft. | Age: | 1981 (43 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind | | |

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|--------------------|--|-------------------|----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage | | |

Inclusions: Some furnishings avail for seperate purchase

One of the best neighborhoods in Camrose boasts this 1467 St ft bungalow with 4 beds, 3 baths, and room to grow! Enter this executive style family home and you'll immediately be captivated by the beautiful open concept living room, dining room & cozy gas fireplace & sitting area. The kitchen has plenty of cabinets, a handy prep island and pantry. There's plenty of natural light pouring in from the huge wall of front windows and bright back windows. Deck access off the kitchen will be one of your favorite features as it leads to a 2-tiered deck with accent lighting, gas line for BBQ'ing and a space that you can enjoy & entertain on year round. Your guests will be so amazed by the pristine fenced yard and landscaping perfection. Guys -there is even a 24x28 garage and potential for RV parking with gate-both of these a rare find in Camrose! With room for a growing family, there are 3 bedrooms on the main floor including the beautiful primary, 3pc ensuite and a 4pc main bathroom. You have the option to move the laundry back upstairs into a massive hall closet. Downstairs you'll find a lovely family room with wood fireplace, a games room with plenty of game/craft storage, a huge laundry room/art room, another bedroom and 3pc bathroom. This entire home has been meticulously cared for and it shows in every way. The yard and grass are the epitome of perfection and a small testament to how this home has been so lovingly cared for over the years.