

6904 37A AvenueClose
Camrose, Alberta

MLS # A2174542



\$569,000

Division:	Duggan Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,600 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.44 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: home related supplies, garage cabinets

Executive style Cul-de-Sac Bungalow with Expansive Backyard! Welcome to your dream property, complete with a generous lot that offers the potential for a second garage with RV parking already in place! This 1600 sq. ft. home boasts exceptional curb appeal, situated in a friendly neighborhood where kids still play outside, set up nets in the street, and gather for basketball games. Step onto the inviting front porch and into a spacious entryway that leads to a 25x26 attached garage. The bright living room features beautiful hardwood floors and a large front window, creating a warm and welcoming atmosphere. The adjacent dining area is perfect for family gatherings. The well-appointed kitchen offers ample cabinets, a huge island for meal prep, more drawers than you could ever fill, and a breakfast bar where kids can enjoy their morning breakfast or after-school snacks. The main floor is fully finished with three bedrooms, including a primary bedroom with 4-piece ensuite, a second full bathroom, and convenient main floor laundry. The unfinished basement mirrors the home's footprint and comes equipped with electrical wiring, offering room for two additional bedrooms, plumbed for a 3rd bathroom, and space for a large recreation room. This home is ready for quick possession, located in a community you'll cherish for years to come!