

**2 Montclare Avenue
Camrose, Alberta**

MLS # A2242119



\$419,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, 2 washers, 2 dyers, Shed

Beautiful and bright bungalow with TWO Garages. This bright open floor plan in a quiet neighbourhood may be just the property you've been waiting for. Featuring wonderful updates throughout the years and an oversized yard for your family to enjoy. The basement is fully finished with an additional kitchen, family room and bedroom. 4 total bedrooms with, front attached garage, rear detached garage, shed and a wonderful location complete this superb home. Close proximity to schools, parks and shopping!