

\$349,000 - 28 Montclare Avenue, Camrose

MLS® #A2210609

\$349,000

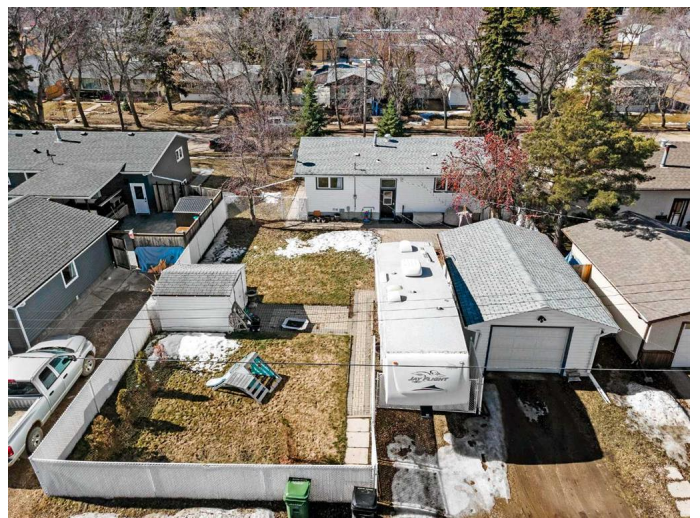
3 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.17 Acres

Mount Pleasant, Camrose, Alberta

When pride of ownership, comfort, function and style come together, you get this move-in-ready (and tough to find) Camrose family home! Welcoming you from the first step inside, the open concept living with feature wall, fresh paint, recessed lighting and grand front picture window merge effortlessly with the spacious dine-in kitchen. Updated appliances, fresh vinyl windows and a great view of your sweeping back yard add to the charm of the main floor. Down the hall you'll find a new 4 piece bathroom with jet tub plus two bedrooms- you'll be staying refreshed all summer with Central AC (New in '23 and the furnace too!). The bright back door entrance leads downstairs to the finished basement where you'll love the new flooring, modern ceiling and lighting(2021), second kitchen, massive bedroom, a rec room and 3 piece bathroom with laundry and storage - just perfect for family and guests. The back yard is fully fenced with plenty of space to grill, grow and garden -has a paving stone patio, gated RV parking and lush & level lawn for your children and pets to frolic and enjoy. A detached single garage with alley access sweetens the deal even more! Walking distance to several schools, parks and recreation, shopping, services, restaurants, health care, St Mary's hospital and U of A campus makes this a most convenient location for everyone. Come make it your own!

Built in 1967



Essential Information

MLS® #	A2210609
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	28 Montclare Avenue
Subdivision	Mount Pleasant
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2K8

Amenities

Parking Spaces	2
Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Induction Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
-------------------	---

Lot Description	Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	Coldwell Banker Battle River Realty
----------------	-------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.