

# \$355,000 - 1 Montclare Avenue, Camrose

MLS® #A2212232

**\$355,000**

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.22 Acres

Mount Pleasant, Camrose, Alberta

Welcome to this beautifully maintained bungalow, tucked away in one of the city's most sought-after neighbourhoods! Sitting on a very rare oversized lot, this home boasts a huge fenced yard with plenty of space on the east side of the garage—perfect for RV parking, a future garden, or your own outdoor vision! Step inside to discover just under 1100 sqft of bright and inviting living space. The main floor features 3 spacious bedrooms, a full bathroom, and a large living room with big West-facing windows. Your family will appreciate the functional layout of the updated kitchen and the dining area with access to the 10'x15' covered back deck, ideal for relaxing or entertaining. Downstairs, you'll find a fourth bedroom, a newly renovated bathroom, a dedicated laundry room, and abundant storage space. Enjoy ultimate privacy in the landscaped backyard, with only one neighbour and paved alley access leading to the detached, oversized single garage. The property has been thoughtfully updated with vinyl windows and new exterior doors throughout. Just a short walk from schools, parks, green spaces, shopping and the rec centre, this home is perfect for a couple or family. This rare gem checks all the boxes—location, space, and potential. Don't miss your opportunity to own in one of Camrose's best communities!

Built in 1969



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212232    |
| Price          | \$355,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,088       |
| Acres          | 0.22        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1 Montclare Avenue |
| Subdivision | Mount Pleasant     |
| City        | Camrose            |
| County      | Camrose            |
| Province    | Alberta            |
| Postal Code | T4V2K7             |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Additional Parking, RV Access/Parking, Alley Access, Single Garage Detached |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows, Sump Pump(s)       |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Window Coverings, Freezer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Paved |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 11               |
| Zoning         | R1               |

### **Listing Details**

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

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