# \$374,900 - 17 Montcalm Avenue, Camrose

MLS® #A2208342

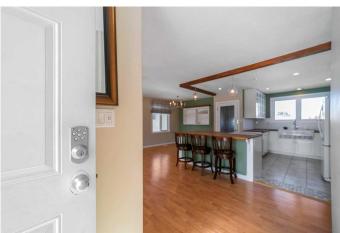
#### \$374,900

3 Bedroom, 2.00 Bathroom, 1,071 sqft Residential on 0.15 Acres

Mount Pleasant, Camrose, Alberta

Situated in a desirable neighbourhood, vouâ€<sup>™</sup>II enjoy the tranquillity of backing onto a green space while being within walking distance to three schools and the city recreation center! As you step inside, you'II be greeted by a bright and spacious main floor with an abundance of natural light pouring through large windows. The dining and living areas provide ample space for family gatherings, while the open-concept kitchen offers a modern and inviting space for cooking and entertaining. The primary bedroom is a true retreat, featuring a large closet and a beautifully updated 2-piece ensuite. Additionally, there are two more bedrooms and a renovated 4-piece bathroom on the main floor. The basement is framed and ready for your personal touch – the perfect opportunity to add anything you've been dreaming of! Step outside to your fully fenced backyard, where you'II find a concrete patio perfect for barbecues and relaxation. The raised garden beds and rain collection system will appeal to any gardening enthusiast. There is a variety of fruit trees/bushes ( cherry,apple,plum,grapes,saskatoons andraspberries ) in the back yard. Recent updates include siding, soffits, and fascia, vinyl windows, a high-efficiency furnace (2018), a hot water tank (2025), and a new sewer line to the street and under the concrete slab, with a backflow preventer installed for peace of mind.







Built in 1962

### **Essential Information**

MLS® #	A2208342
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,071
Acres	0.15
Year Built	1962
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

# **Community Information**

Address	17 Montcalm Avenue
Subdivision	Mount Pleasant
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2K9

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

#### Interior

Interior Features	Breakfast Bar, Pantry, Storage, Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features Garden

Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	32
Zoning	R1

#### **Listing Details**

Listing Office Coldwell Banker Battle River Realty

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