

# \$395,000 - 17 Montcalm Avenue, Camrose

MLS® #A2208342

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.15 Acres

Mount Pleasant, Camrose, Alberta

Situated in a desirable neighbourhood, youâ€™™ll 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, youâ€™™ll 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 fully renovated 4-piece bathroom on the main floor. The basement is framed and ready for your personal touch â€“ the perfect opportunity to add anything youâ€™™ve been dreaming of! Step outside to your fully fenced backyard, where youâ€™™ll 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	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,071
Acres	0.15
Year Built	1962
Type	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, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	11
Zoning	R1

### **Listing Details**

Listing Office	Coldwell Banker Battle River Realty
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