\$395,000 - 17 Montcalm Avenue, Camrose

MLS® #A2208342

\$395,000

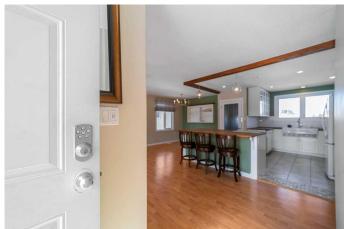
3 Bedroom, 2.00 Bathroom, 1,071 sqft Residential on 0.15 Acres

Mount Pleasant, Camrose, Alberta

Situated in a desirable neighbourhood, you'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 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 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.







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

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.