

# \$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, Single Garage Detached, Alley Access
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Window Coverings, Electric Oven
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, Paved, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	7
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.