

\$395,000 - 17 Montcalm Avenue, Camrose

MLS® #A2208342

\$395,000

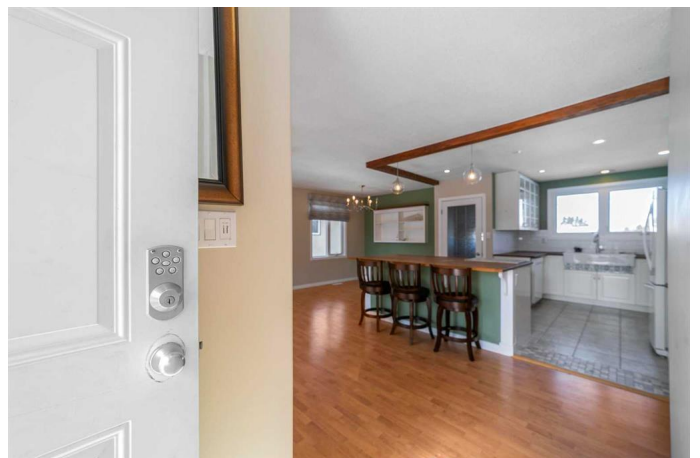
3 Bedroom, 2.00 Bathroom, 1,071 sqft
Residential on 0.15 Acres

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. Recent updates include siding, soffits, and fascia, vinyl windows, a high-efficiency furnace (2018), a hot water tank (2021), 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 | 1 |
| Zoning | R1 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© 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.