

# \$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 and raspberries) 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	14
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.