

25 Montclare Avenue  
Camrose, Alberta

MLS # A2238129



## \$335,000

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All Rooftop Solar Panels , 3 Fridges 2 Stoves 1 Dishwasher Washer Dryer window coverings 2 sheds 1 Gazebo

Charming 4-Bedroom Bungalow with Illegal Suite, Solar Panels & Gorgeous Backyard Welcome to this well-maintained bungalow offering the perfect blend of comfort and convenience. Featuring 3 bedrooms on the main level and 1 bedroom in the fully developed basement, this home is ideal for families or investors alike. A major bonus: this home comes with a \$40,000 solar panel system-fully paid for and included in the sale-offering long-term energy savings and eco-friendly living. The basement has a private living space for extended family. The layout is functional and flexible, suited to a variety of needs. Located just steps away from schools, shopping, and a recreation centre, this property is ideally situated for everyday convenience. Enjoy the single-car garage and step into a beautifully landscaped backyard, showcasing lush perennial gardens, a cozy fire pit area, and a gazebo sitting place-perfect for relaxing or entertaining. With its prime location and valuable solar upgrade, this home offers outstanding value. A must-see!