

42 Grand Drive  
Camrose, Alberta

MLS # A2267107



**\$385,000**

<b>Division:</b>	Grandview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,027 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Shed

Welcome to 42 Grand Drive &ndash; Well-Maintained 4 Bedroom Home in a Great Location! This well-cared-for 4-bedroom home offers comfort, functionality, and a fantastic location. The property features an attached single-car garage, a beautifully landscaped backyard with a vinyl fence, and an upper-level deck perfect for relaxing or entertaining. Inside, you&rsquo;ll find a warm and inviting layout that&rsquo;s been well looked after over the years, showing true pride of ownership throughout. Located in a desirable neighborhood, this home is close to schools, walking trails, and the golf course, offering the perfect blend of convenience and outdoor living. A wonderful opportunity for families or anyone looking for a move-in-ready home in a great community!