

# \$419,000 - 2 Montclare Avenue, Camrose

MLS® #A2242119

**\$419,000**

4 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.21 Acres

Mount Pleasant, Camrose, Alberta

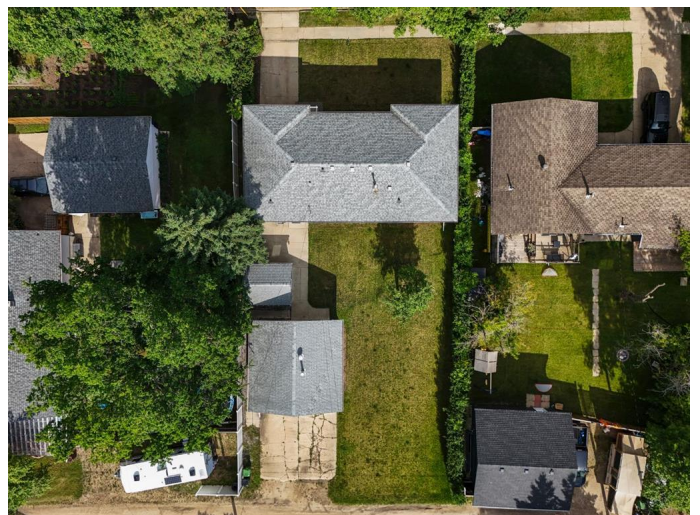
Beautiful and bright bungalow with TWO Garages. This bright open floor plan in a quiet neighbourhood may be just the property you've been waiting for. Featuring wonderful updates throughout the years and an oversized yard for your family to enjoy. The basement is fully finished with an additional kitchen, family room and bedroom. 4 total bedrooms with, front attached garage, rear detached garage, shed and a wonderful location complete this superb home. Close proximity to schools, parks and shopping!

Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242119    |
| Price          | \$419,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,210       |
| Acres          | 0.21        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 2 Montclare Avenue |
| Subdivision | Mount Pleasant     |
| City        | Camrose            |
| County      | Camrose            |
| Province    | Alberta            |
| Postal Code | T4V 2K8            |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 6                                                                 |
| Parking        | Double Garage Detached, Single Garage Attached, RV Access/Parking |
| # of Garages   | 3                                                                 |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                                   |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Full                                                                          |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding             |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 115             |
| Zoning         | R1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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