

\$385,000 - 31 Montrose Avenue, Camrose

MLS® #A2270584

\$385,000

4 Bedroom, 3.00 Bathroom, 1,046 sqft

Residential on 0.15 Acres

Mount Pleasant, Camrose, Alberta

Looking for a move-in-ready home in one of Camrose's most desirable and mature neighborhoods? Your search ends here. Nestled on the peaceful and private Montrose Avenue, this updated bungalow is perfectly positioned just minutes from elementary, junior and senior high schools, making it ideal for families.

This home offers a spacious 3-bedroom layout upstairs with fresh paint and new flooring throughout. The bright and airy living room invites you in, while the kitchen boasts an abundance of solid oak cabinetry, providing ample storage and prep space for all your culinary needs. The primary bedroom includes a convenient 2-piece ensuite, offering added comfort and privacy.

The fully finished basement is a true bonus, featuring a cozy 1-bedroom suite with its own private entrance. The suite is bright and inviting, complete with a gas fireplace, creating a warm and welcoming atmosphere. The basement also includes a shared laundry and storage area, offering extra space and practicality.

Outside, enjoy the large, fully fenced yard—a great space for outdoor activities, gardening, or simply relaxing. The double detached garage provides ample space for parking and storage, a valuable addition to any property.



Recent updates include a new furnace (2020) and a hot water tank (2025), ensuring peace of mind for years to come.

Whether you’re looking for a turnkey investment opportunity or a family home with extra income potential, this property checks all the boxes. Don’t miss out on this fantastic opportunity—schedule your private showing today!

Built in 1966

Essential Information

MLS® #	A2270584
Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,046
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	31 Montrose Avenue
Subdivision	Mount Pleasant
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2L6

Amenities

Parking Spaces	4
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Cul-De-Sac, Interior Lot, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 18th, 2025

Days on Market 1

Zoning R1

Listing Details

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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