

# \$335,000 - 25 Montclare Avenue, Camrose

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MLS® #A2238129

**\$335,000**

4 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.17 Acres

Mount Pleasant, Camrose, Alberta

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!

Built in 1964

## Essential Information

MLS® #                   A2238129

Price                     \$335,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 958         |
| Acres          | 0.17        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 25 Montclare Avenue |
| Subdivision | Mount Pleasant      |
| City        | Camrose             |
| County      | Camrose             |
| Province    | Alberta             |
| Postal Code | T4V 2K7             |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Alley Access, Garage Faces Rear, Off Street, Parking Pad, Paved, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite                                  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Courtyard, Private Yard  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Landscaped, Lawn, Level, Paved, Private, Native Plants |
| Roof              | Asphalt  |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding  |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 9th, 2025

Days on Market            3

Zoning                        R2

### **Listing Details**

Listing Office               Century 21 Leading

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