

# \$399,500 - 59 Montcalm Avenue N, Camrose

MLS® #A2243841

**\$399,500**

6 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.17 Acres

Mount Pleasant, Camrose, Alberta

Nestled in a desirable quiet subdivision, this quaint six bedroom two and a half bath home is a breath of fresh air. The calming design of the home gives a person a sense of relaxation once you step inside, beautifully presented turn key ready modern clean decorated throughout.

A charming gas fireplace welcomes you as you step inside of the front door into the living room. Both upstairs bathrooms have been tastefully renovated less than a year ago.

The low maintenance fully fenced in backyard is spacious and ready to enjoy your beverage of choice. Plenty of room for the children to play, animals to run around, and or entertain. In front of the home is a large parking area for your RV, boat or extra parking. A single garage is only a few short steps away to your back entrance.

This fabulous location is near parks, walking distance to Chester Ronning, Camrose High, Our Lady of Mount Pleasant Catholic School and close enough to the University for an older student.

A fabulous opportunity for your next place to call home.

Built in 1968

## Essential Information



MLS® #	A2243841
Price	\$399,500
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,040
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	59 Montcalm Avenue N
Subdivision	Mount Pleasant
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2K9

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bookcases, Built-in Features, No Smoking Home, Soaking Tub, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	Royal LePage Rose Country Realty
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