

**3719 63 Street**  
**Camrose, Alberta**

**MLS # A2242508**



**\$359,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Century Meadows                  |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bi-Level                         |               |                   |
| <b>Size:</b>     | 1,021 sq.ft.                     | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Triple Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot |               |                   |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Central                           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters |                   |    |

|                    |             |
|--------------------|-------------|
| <b>Inclusions:</b> | Garden Shed |
|--------------------|-------------|

This 1021 sq ft 4 bedroom bi-level home offers the perfect blend of longtime care and solid upgrades, with room for you to add your own style. Situated on a corner lot in a quiet neighborhood, this property features a triple garage (a dividing wall double/single which is perfect for projects) with built-in workbenches, alley access, and no extra shovelling! Inside, you'll find a well-kept home that's been lovingly maintained over the years and full of potential. Key updates include a high-efficiency furnace (approx 13 years old), new vinyl windows upstairs, reverse osmosis water system, and a new shower insert—providing key improvements while allowing you to customize finishes to your liking. Enjoy the private backyard, with mature trees, a covered deck, a garden shed and room for RV parking. Whether you're a first-time buyer, a growing family, or someone looking to update over time, this home is a solid investment in a great Camrose neighborhood.