

# \$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), Irregular Lot, Landscaped, Lawn, Level, Paved, Private, Gazebo, Native Plants
Roof	Asphalt
Construction	Concrete, Stucco, Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 9th, 2025

Days on Market            11

Zoning                        R2

### **Listing Details**

Listing Office              Century 21 Leading

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