

**38 Mt. Pleasant Drive  
Camrose, Alberta****MLS # A2223818****\$273,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Central Vacuum		

**Inclusions:** Centra Vac Unit (as, is)

A prime location awaits you! Nestled in a fantastic neighborhood, this property is conveniently positioned directly across from a school, with two additional schools just a short walk away. The main floor offers spacious living with three bedrooms, ensuring ample room for your entire family. In the dining room, you'll find a charming built-in cabinet, while the living room features an original shelf that enhances the home's historic appeal. The basement is completely open and comes with plumbing, ready for you to add a second bathroom (there is even a toilet and pedestal sink). Outside, there is a single garage with a newer door and opener, as well as a wide-open, partially fenced yard. With a little effort, this could truly become your dream home!