

# \$269,000 - 38 Mt. Pleasant Drive, Camrose

MLS® #A2223818

**\$269,000**

3 Bedroom, 1.00 Bathroom, 1,040 sqft

Residential on 0.16 Acres

Mount Pleasant, Camrose, Alberta

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! The sewer line to the street was recently replaced for your piece of mind.

Built in 1962

## Essential Information

MLS® #	A2223818
Price	\$269,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.16
Year Built	1962



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	38 Mt. Pleasant Drive
Subdivision	Mount Pleasant
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V2M1

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Bathroom Rough-in
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other, Playground
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	105
Zoning	R1

### Listing Details

Listing Office

Royal LePage Rose Country Realty

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