

\$335,000 - 25 Montclare Avenue, Camrose

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, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Landscaped, Lawn, Private, Few Trees, Level, Native Plants, Paved
Roof	Asphalt
Construction	Concrete, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2025
Days on Market 3
Zoning R2

Listing Details

Listing Office Century 21 Leading

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.