

# \$385,000 - 31 Montrose Avenue, Camrose

MLS® #A2270584

**\$385,000**

4 Bedroom, 3.00 Bathroom, 1,046 sqft  
Residential on 0.15 Acres

Mount Pleasant, Camrose, Alberta

Looking for a move-in-ready home in one of Camrose's most desirable and mature neighborhoods? Your search ends here. Nestled on the peaceful and private Montrose Avenue, this updated bungalow is perfectly positioned just minutes from elementary, junior and senior high schools, making it ideal for families.

This home offers a spacious 3-bedroom layout upstairs with fresh paint and new flooring throughout. The bright and airy living room invites you in, while the kitchen boasts an abundance of solid oak cabinetry, providing ample storage and prep space for all your culinary needs. The primary bedroom includes a convenient 2-piece ensuite, offering added comfort and privacy.

The fully finished basement is a true bonus, featuring an additional full kitchen and bathroom, bedroom and living room with cozy gas fireplace. The basement also includes a laundry and storage area, offering extra space and practicality.

Outside, enjoy the large, fully fenced yard—a great space for outdoor activities, gardening, or simply relaxing. The double detached garage provides ample space for parking and storage, a valuable addition to any property.

Recent updates include a new furnace (2020) and a hot water tank (2025), ensuring peace of



mind for years to come.

Whether you're looking for a turnkey investment opportunity or a family home, this property checks all the boxes.

Built in 1966

### Essential Information

MLS® #	A2270584
Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,046
Acres	0.15
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	31 Montrose Avenue
Subdivision	Mount Pleasant
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 2L6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Cul-De-Sac, Interior Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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