

# \$385,000 - 42 Grand Drive, Camrose

MLS® #A2267107

**\$385,000**

3 Bedroom, 2.00 Bathroom, 2,027 sqft

Residential on 0.14 Acres

Grandview, Camrose, Alberta

Welcome to 42 Grand Drive â€”

Well-Maintained 4 Bedroom Home in a Great Location! This well-cared-for 4-bedroom home offers comfort, functionality, and a fantastic location. The property features an attached single-car garage, a beautifully landscaped backyard with a vinyl fence, and an upper-level deck perfect for relaxing or entertaining. Inside, youâ€™ll find a warm and inviting layout thatâ€™s been well looked after over the years, showing true pride of ownership throughout. Located in a desirable neighborhood, this home is close to schools, walking trails, and the golf course, offering the perfect blend of convenience and outdoor living. A wonderful opportunity for families or anyone looking for a move-in-ready home in a great community!

Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267107    |
| Price          | \$385,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,027       |
| Acres          | 0.14        |
| Year Built     | 1968        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 42 Grand Drive |
| Subdivision | Grandview      |
| City        | Camrose        |
| County      | Camrose        |
| Province    | Alberta        |
| Postal Code | T4V 2K1        |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 3                                                      |
| Parking        | Parking Pad, RV Access/Parking, Single Garage Attached |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                             |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Basement          | None                                                                                           |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Brick, Vinyl Siding                                                   |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 11                 |
| Zoning         | R2                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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