

\$399,999 - 35 Grand Drive, Camrose

MLS® #E4444900

\$399,999

4 Bedroom, 4.00 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Grandview (Camrose), Camrose, AB

Investor Alert! Full duplex on a quiet street in the heart of Camrose, each side on its own title! With approximately 900 sq ft on the main floor of each unit, both sides offer 2 bedrooms up, 2 bedrooms down, and 2 full kitchens, creating strong potential for rental income or multi-generational living. The basements are developed with additional living space and bedrooms, and off-street parking in the back adds convenience for tenants or owners. Located close to schools, shopping, and amenities, this is a fantastic opportunity to expand your portfolio with a well-laid-out, income-generating property. Live in one side and rent the other, or rent both for maximum return!

Built in 1966

Essential Information

MLS® #	E4444900
Price	\$399,999
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,783
Acres	0.00
Year Built	1966
Type	Single Family



Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

Community Information

Address	35 Grand Drive
Area	Camrose
Subdivision	Grandview (Camrose)
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4V 2J9

Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Hot Water Natural Gas, See Remarks
Parking Spaces	4
Parking	2 Outdoor Stalls, Rear Drive Access, See Remarks

Interior

Appliances	Microwave Hood Fan, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Public Swimming Pool, Schools, Shopping Nearby, See Remarks
Roof	Metal
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 28th, 2025
Days on Market	95
Zoning	Zone 80

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