

6604 55 Avenue
Camrose, Alberta

MLS # A2155853



\$469,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,276 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Gazebo, Front Yard, Landscaped, Many Trees, Pie S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: Sheds (2)

Impressive Family Home in Quiet Victoria Park Cul-de-Sac Welcome to your next family home, nestled in a serene cul-de-sac in the sought-after Victoria Park neighborhood. This spacious residence is situated on an oversized lot, offering a blend of comfort and functionality. Main Floor: Bathed in natural light with vaulted ceilings Elegant living room featuring hardwood floors and a cozy gas fireplace Generously sized kitchen with ample countertop space, oak cabinets, and a charming eating area Upper Level: Expansive primary bedroom with a walk-in closet and convenient access to the washer/dryer Well-appointed 4-piece bathroom Additional bedroom perfect for family or guests Lower Level: Mudroom with access to the attached 24x25 heated garage Comfortable family room Third bedroom and a 3-piece bathroom Basement: Recreational room for leisure and fun Fourth bedroom Storage room and utility room Outdoor Space: Enjoy the private, fully fenced backyard with beautifully landscaped grounds Two-tiered deck ideal for entertaining Patio door access from the kitchen to the backyard Included hot tub and gazebo for ultimate relaxation Additional Features: Central vacuum system and air conditioning Two sheds for extra storage Ample parking with room for a trailer and RV next to the house This home is a must-see! With its blend of spacious living areas and outdoor amenities, it's perfect for creating lasting family memories.