



**5319 60 Street
Camrose, Alberta**

MLS # A2289812



\$999,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,185 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Quad or More Detached		
Lot Size:	0.44 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: old fashion Heartland wood burning stove, fridge and china cabinet in basement family room.

COUNTRY LIVING IN THE CITY… Imagine almost HALF AN ACRE with a 2,185 sq ft custom built home. Imagine an oversize heated double garage PLUS a 28x36 heated shop! Imagine a covered deck (zero maintenance) overlooking a professionally landscaped, private yard! You simply cannot find another lot that with a brick home and a shop that has been as meticulously maintained as this property. The COUNTRY KITCHEN is the heart of this home. It was built with an open floor plan before it’s time – tons of cabinetry and an east facing window over a triple sink to enjoy the morning sun as the smell of coffee and breakfast greet your senses! The craft room has natural light on three sides with even more cabinetry. The master suite has plenty of room for a king size bed. There is another bathroom, bedroom and an office on the main floor. The lower level has a large family room with an old fashion wood burning stove that you can cook if you wish! There is room for a billiard table or a games room in the family room. Two more bedrooms, another bathroom, fitness room and a COLD ROOM finish this level! You will love forced air AND in-floor heating on the lower level. Even the detached garage has in-floor heat! This is NOT a typical garage – this drywall finished room has cabinetry and space to work with both vehicles parked inside. The shop has in-floor heat PLUS there is a large parking area for your boat, RV or quads! You will not find a property like this without it being on an acreage so it truly is ONE OF A KIND. Welcome home!!