



**6608 33 Avenue  
Camrose, Alberta**

**MLS # A2293491**



**\$440,000**

<b>Division:</b>	Century Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, French Door, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher(as-is), microwave, washer, dryer, blinds, window coverings, hot tub(winterized, as-is)

Welcome to Century Meadows, one of Camrose's most loved family neighbourhoods! Tucked into a quiet cul de sac, this beautiful 1,380 sq ft bi-level offers space, comfort, and the perfect setting for everyday living. Step inside to a spacious front entry that leads to a bright and welcoming main floor featuring a sunny living room and an inviting eat-in kitchen complete with a movable island, corner pantry, and garden doors opening to a large back deck. Outside you'll find a fully fenced yard with raised garden planters, fruit trees, and your very own hot tub, the perfect spot to relax or entertain. The main floor offers three bedrooms including a generous primary suite with walk-in closet and private ensuite, along with a 3 pc main bath featuring a jetted tub. Downstairs you'll love the massive rec room with French doors, great lighting, and incredible built-in cabinetry for books, games, and storage. The lower level also features another bedroom, a bedroom/ office space, a 2pc bath, and a fantastic hobby room with sink and venting, ideal for crafting, projects, or a creative workspace. The attached 24 x 23 heated garage adds year-round convenience, and there's RV parking out front for all your extra toys. Located close to schools, parks, and walking trails, this home offers the space you need in a neighbourhood you'll love.