



**6008 54 Avenue  
Camrose, Alberta**

**MLS # A2293941**

**\$375,000**



<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	25
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Hot Tub

Spacious bi-level just a 5 minute walk to Victoria Park and the Camrose Golf Course. Offering 3 bedrooms up, 3 bedrooms down, and 3 bathrooms, this home provides plenty of room for a growing family, guests, or home office space. The property also features a 24' x 24' detached double garage, RV parking, and a private backyard with deck. Located in the welcoming community of Camrose, known for its parks, walking trails, schools, and small-city amenities, this home offers space, flexibility, and a fantastic location. Virtual staging has been applied to highlight the room's design possibilities and overall potential.