



**6308 30 Avenue
Camrose, Alberta**

MLS # A2295402



\$484,900

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | Century Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,231 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks | | |

Inclusions: TV in Basement, couch and Chair, Shed, Bench in Front Yard

Beautiful, Bright, Move-In Ready 5-bedroom bungalow with Attached Garage! This exceptionally well-maintained home offers a functional and inviting floor plan designed for comfortable everyday living. From the moment you step inside, you'll appreciate the abundance of natural light pouring through large windows, illuminating the entire main floor. The welcoming front living room, complete with a cozy gas fireplace, flows seamlessly into the kitchen and dining area—featuring stainless steel appliances and a gas range, perfect for both family meals and entertaining. The main level offers three spacious bedrooms, ideal for families of all sizes. The fully finished lower level expands your living space with a large family room, two additional bedrooms, and a convenient 3-piece bathroom. Step outside to enjoy the fully fenced yard—perfect for kids, pets, or relaxing summer evenings. Located on a quiet street close to walking trails, parks, and Jack Stuart School, this home combines comfort, space, and an unbeatable location.