



**5240 36 Avenue
Camrose, Alberta**

MLS # A2297109



\$864,900

Division:	Creekview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Private, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: attached garage shelving, hot tub, solar system

This immaculate, custom-built two-storey walkout in Creekview is the kind of home that immediately sets itself apart—now enhanced with a brand new solar system for modern efficiency. From the moment you step inside, you’re welcomed by rich hardwood flooring and a warm, thoughtfully designed layout that feels both elegant and inviting. Expansive floor-to-ceiling windows flood the home with natural light while showcasing truly breathtaking valley views—an ever-changing backdrop you’ll never tire of. The kitchen is beautifully appointed with custom cabinetry, high-end appliances, and a convenient walk-through pantry, seamlessly connecting to the dining and living areas—perfectly positioned to take full advantage of the scenery. Upstairs, the primary suite is a private retreat featuring double vanities, in-floor heating, a deep soaker tub, and a spacious walk-in shower. Two additional bedrooms and a large bonus room offer flexibility for growing families, guests, or the option to create a fifth bedroom if desired. The fully finished walkout basement adds even more living space with a generous family room, an additional bedroom, and a full bathroom—ideal for entertaining or accommodating visitors. Outside, the professionally landscaped yard feels like your own private park. Enjoy a stamped concrete patio with a cozy fire feature, underground sprinklers, vinyl fencing, garden space, and meticulous landscaping that truly elevates the entire property. Complete with air conditioning, RV parking, an oversized heated garage, low-maintenance front landscaping, and close proximity to walking trails, this home delivers on every level. A rare opportunity to own a property that blends comfort, quality, and unforgettable views—perfect for your next chapter.