



**GRASSROOTS**  
REALTY GROUP

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5737 55 Avenue  
Camrose, Alberta

MLS # A2298564



**\$589,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

SHOWHOME NOW AVAILABLE FOR PURCHASE & IMMEDIATE POSSESSION! Make this beautiful Prairie Series Showhome your own. This brand-new 1,376 sq. ft. home in Stoney Creek Estates is complete and ready for you to move right in. Built by IPEC Homes, it offers a bright open-concept layout filled with natural light, featuring a spacious kitchen, dining and great room area that is perfect for entertaining or simply enjoying everyday life. The primary suite includes a walk-in closet, dual sinks and a separate water closet, while 2 additional bedrooms and a second full bathroom provide space for family, guests or a home office. Quality details include triple-pane Low-E Argon windows, 9-foot ceilings on both the main floor and lower level, 36-inch upper kitchen cabinets and quartz countertops. Located in newest community in town, Stoney Creek Estates offers the perfect blend of "Country Living in the City." Thoughtfully planned with complementary home styles, colour palettes and streetscapes, IPEC Homes creates communities that feel like family and homes you will be proud to call your own.