



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5414 59 Street
Camrose, Alberta**

MLS # A2300872



\$498,800

Division:	Victoria Park_CAMR		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,534 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Rear Drive, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: 25

Utilities: -

Inclusions: none

Beautiful Bi-Level in Victoria Park with 4 bedrooms, 3 bathrooms, large pie shaped yard, & RV Parking! This home has been proudly maintained by long term owners and has recently been updated with brand new carpet and fresh paint throughout! You will love the main level with vaulted ceilings, hardwood flooring, & open concept living/dining/kitchen area. Bedrooms 2 & 3 are a nice size and located next to the main floor 4-piece bathroom. Primary bedroom is on the upper loft level with large walk-in closet and 4-piece ensuite (with in floor heat!). Lower level is bright and welcoming with large windows, spacious rec-room, and massive 4th bedroom (flooring and ceiling has not been finished in 4th bedroom) with a beautiful 4-piece ensuite bathroom. Step outside and enjoy the sunny West backyard with covered deck, RV Parking (double gate), & 8x10 storage shed. A convenient double attached garage completes this stunning property. Ideally located within walking distance to Victoria Park.