



**6210 53 Avenue  
Camrose, Alberta**

**MLS # A2304576**



**\$619,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, No Neighbours Behind, On Golf Course		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** NA

Welcome to your dream home in the heart of the desirable Victoria Park community. Perched directly against the lush greenery of the golf course, this well maintained bungalow offers the perfect blend of comfort and seamless indoor-outdoor living. Beautiful bungalow located in the desirable Victoria Park community, backing directly onto the golf course. This bright and inviting home is filled with natural light, featuring vaulted ceiling, expansive windows, and a spacious kitchen. The main floor offers two bedrooms, 2.5 bathrooms, and convenient laundry. The fully developed lower level includes a large family room, additional bedroom, full bathroom, ample storage, and a cold room. A separate living area is accessed via a private entrance (or secured basement door) and contains its own kitchen, living room, bedroom, full bathroom, and a second laundry space that is perfect for when family comes to visit. The backyard is a private, low-maintenance retreat, beautifully landscaped with professional brick raised garden beds. The brand new sunroom is the true highlight- perfectly positioned to capture peaceful, panoramic views of the golf course, creating a seamless indoor-outdoor living experience. Complete with an attached double garage and updated mechanical, including a high-efficiency furnace and newer hot water tank. A complete package offering comfort, versatility, and unbeatable location.