



**GRASSROOTS**  
REALTY GROUP

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**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>	Double 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:** Sofa, Dining table, Carpet, Computer Desk and Chair, Bed, Portable Closet, Hot plate and Air Fryer

Welcome to this beautiful bungalow in Victoria Park backing onto the Camrose Golf Course! This bright and inviting home features vaulted ceilings, a spacious living area filled with natural light, a great kitchen with ample cabinet and counter space, main floor laundry, 2 bedrooms, and 2.5 bathrooms on the main level. The fully developed lower level offers a large family room, additional bedroom, full bathroom, ample of storage space, and a cold room. A separate living area with its own private entrance or secured basement access includes a kitchen, living room, bedroom, full bathroom, and a second laundry area- perfect for visiting family or extended stays. Step outside and fall in love with the incredible backyard retreat designed for relaxing and enjoying the outdoors. The beautifully landscaped yard is filled with mature greenery, beautiful raised brick garden beds, and plenty of space for gardening, entertaining, or simply unwinding while enjoying the peaceful golf course views! Whether you love morning coffee outdoors, summer BBQ'S, bird watching, or evenings surrounded by nature, this backyard offers the perfect outdoor living experience. The brand new sunroom is the true showpiece of the property, offering cozy living space with natural light and panoramic views of the stunning backyard and Camrose Golf Course. It's perfect stop to relax with a book, entertain guests, or enjoy the comfort while feeling connected to the outdoors. Storage sheds add extra convenience for gardening tools and seasonal storage. Additional features include an attached double garage, high-efficiency furnace, and a newer hot water tank. Amazing location, incredible views, and a backyard oasis you'll never want to leave- this home truly has it all. Come check it out!