



**5718 Marler Drive
Camrose, Alberta**

MLS # A2307102



\$377,000

Division:	Marler		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,142 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Storage		

Inclusions: ring cameras at front and back door

This property sits in a well established, family friendly neighbourhood on a beautiful tree lined street, offering close proximity to many recreational facilities, as well as a short distance to the hospital and several schools. The home features 3 bedrooms, 2 bathrooms, and a generous amount of square feet at 1142. With currently three living areas, this home provides the flexibility and space to comfortably accommodate your family's needs. The pristine kitchen offers the luxury of stainless steel appliances, a peninsula perfect for meal prep, and a plentiful amount of gorgeous cabinetry. A double sink overlooks the expansive backyard giving you a good connection to your outdoor activities & entertainment. On the upper level, you'll find three bedrooms complimented by a nicely renovated 4 piece bathroom. Just down from the main level, you'll find an inviting family room filled with natural light. Located just around the corner is a massive laundry room with ample storage space, and a handy 3 piece bathroom. The lowest level provides a flexible space that can easily be transformed into an additional bedroom, with a large family room, here to be customized to your hearts desire. The backyard features a designated patio area with direct access into the dining room, creating the perfect indoor/outdoor flow for enjoying the sunshine. You'll surely appreciate the large, fully fenced and private backyard, along with a double car garage and additional parking. The home features all new eavestroughs and downspouts, an important upgrade that helps protect and maintain any property. Come and explore everything this wonderful property has to offer!