



**5204 33 Avenue
Camrose, Alberta**

MLS # A2308758



\$564,900

Division:	Creekview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: shed

Tucked away on a quiet crescent in the sought after Creekview neighbourhood, this 1840 sq ft home checks every box and then some. Step inside and you're greeted with a grand vaulted entry. 9' ceilings carry through the bright, open space that's been meticulously cared for. The main level features beautiful bamboo flooring, granite countertops and a functional open concept layout. Upstairs you'll find the large master bedroom with full ensuite including pocket bathroom, dual sinks, fresh new tile in the upgraded jet shower and a walk in closet. There are 2 large additional bedrooms and a full bath to complete the upstairs. It's the perfect set up for families. Downstairs, the fully finished basement (completed just 3 years ago) adds a 4th bedroom, full bathroom and large entertaining area with an awesome bar. Outside the property really shines. The double garage is heated & boasts epoxy flooring , custom concrete work leads through custom wrought iron gates to your oversized, powered 8X14 shed where you can store toys and tools. A large 24x14 stone patio and gemstone lighting to top it off. Additional upgrades include over \$6k in custom blinds, A/C ('24), new furnace ('25), and Navien hot water on demand. Located close to walking trails, parks and all amenities, this is a home that offers both a quiet, family friendly setting and community conveniences. You need to see this one!!