



**6316 38 Avenue Close
Camrose, Alberta**

MLS # A2309504



\$447,000

Division:	Century Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,156 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, See Remarks		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Shed, shelf in kitchen, 2 wardrobes in basement bedrooms

Beautifully maintained bungalow tucked away on a quiet crescent, offering true turnkey living. From the moment you step inside, you'll appreciate the bright, open concept floor plan and the pride of ownership throughout. The updated kitchen features a large island, ample cabinetry, and flows seamlessly into the inviting living and dining areas perfect for everyday living and entertaining alike. The main floor offers three spacious bedrooms and a full bathroom, while the fully finished lower level has been tastefully updated with new carpet, a generous family room, two additional bedrooms, another full bathroom, plus excellent laundry and storage space. Step outside to enjoy the large private backyard, adding a sense of peace and serenity to this already exceptional property. With many updates already completed, this move-in ready home is simply awaiting its new owners.