



**3305 Erickson Drive
Camrose, Alberta**

MLS # A2311573



\$372,000

Division:	Century Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,003 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, Stove, BI Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Remote, Central Vac (as is)

Family Friendly Home is welcoming you! You'll find this 5 bed, 2 bath home in Century Meadows area, close to Jack Stuart School and numerous playgrounds. The VERY generous yard is perfect for throwing the ball around in the evening or having space for the pets to enjoy. The main level has a newer kitchen with Fridge & Stove purchased in 2021 and the Dishwasher was new in 2022. Besides the living room, there are 3 bedrooms and the main washroom on this level. Head down the stairs and the family room welcomes you, as well as the laundry/utility room, 2 more bedrooms (1 with WIC), 3 pc. washroom and another small "bonus" room. Here are all the NEW things in the last 2 Years: Singles, Vinyl Windows, Flooring in 2 bedrooms, Backsplash and the North Fence. The furnace was NEW in 2007 AND the home had the attic insulation increased. Back outside you're sure to enjoy watching the kids play, or just relax on the back patio in your fenced back yard. You'll also appreciate the produce from the good-sized garden spot, apple tree and raspberry patch. A 24'Lx20'W garage completes this property. p.s. if you have an RV or trailer, there's a section of the fence (east of the garage) that can be removed for your access.