



**4206 62 Street
Camrose, Alberta**

MLS # A2314160



\$489,000

Division:	Marler		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,335 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Door Opener, Heated Garage, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Irregular		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, See Remarks, Storage		

Inclusions: Bar and stools in pool room

This home truly has it all! Situated in a quiet close with no through traffic, this perfectly located property offers a peaceful setting in a family friendly neighbourhood. Directly across the road, you'll find the recently built Chester Ronning School, along with a playground and expansive green space for outdoor enjoyment. The main level boasts stunning hardwood flooring, creating a warm and inviting atmosphere, the primary bedroom, a second bedroom, and the main 4 piece bathroom. Relax in your sun drenched living room with a cozy wood burning fireplace. Ideally positioned in the heart of the home, the dining room connects you to the main living spaces while offering a captivating sightline to the indoor pool, a true focal point. The kitchen showcases beautiful quality cabinetry, stainless steel appliances, and a generous amount of counter space, wonderful for meal creations. The finished basement provides a grand sized family room complete with a gas fireplace, two additional bedrooms, and a large 3 piece bathroom. Whether you're looking to unwind or entertain guests, the indoor heated pool and tiki bar provide a captivating oasis that is sure to impress. With its destination style atmosphere, this home provides the perfect setting to enjoy a vacation experience every day. Complementing the pool area is a well positioned 3 piece bathroom, providing convenience for family and guests. The pool is equipped with a security door (lock with key) between the living quarters and the attached pool. Your fully fenced backyard offers a deck directly off the pool with patio door access, a firepit, and a heated garage. Throughout the home, you'll find numerous extensive and expensive upgrades, including windows, shingles, hot water tank, kitchen and bathrooms, appliances, deck, tiki bar, automatic pool cleaner and heater, flooring, and much more.

Welcome to your personal piece of paradise!