



**5305 66 Street
Camrose, Alberta**

MLS # A2317268



\$579,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,544 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s)		

Inclusions: Full fridge in basement, shed

Custom built and lovingly maintained by its original owner, this impressive 1,544 sq. ft. bungalow offers exceptional quality, thoughtful design, and a floor plan that stands the test of time. Situated on an oversized, beautifully landscaped lot complete with apple trees, a garden shed, and a spacious deck, this property offers both comfort and privacy. The double attached garage provides plenty of room for vehicles, storage, and everyday convenience. From the moment you step inside, you'll appreciate the welcoming atmosphere. The spacious living room features a subtle vaulted ceiling and a cozy gas fireplace, creating the perfect setting for both everyday living and entertaining. The kitchen is truly the heart of the home, offering an abundance of cabinetry, a substantial island, corner pantry, and plenty of room for a large dining table. Expansive windows overlook the private backyard, bringing natural light and beautiful views into the space. The primary bedroom provides a peaceful retreat with double closets and a private 4-piece ensuite. A generously sized second bedroom, an additional 4-piece bathroom, and convenient main floor laundry complete the main level. Downstairs, the mostly finished basement offers excellent flexibility with a comfortable family room, third bedroom, 3-piece bathroom, and plenty of storage space. An additional open area is ready for your future vision, whether that's another bedroom, a home gym, hobby space, or the ultimate game-day gathering room. Whether you're enjoying a morning coffee on the deck, tending to the apple trees, or gathering with family and friends in the spacious living areas, this home offers a wonderful blend of comfort, functionality, and pride of ownership. A rare opportunity to own a well-cared-for custom home in a beautiful setting.