



**3505 52 Street  
Camrose, Alberta**

**MLS # A2317757**



**\$534,900**

<b>Division:</b>	Creekview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** T.V mounts, Window covering, Curtin Rods, Shed.

Welcome to this beautiful 1408 sq. ft. three-level split nestled in the highly desirable Creekview neighbourhood of Camrose! Offering 4 bedrooms, 3 full bathrooms, and exceptional layout, this move-in- ready home combines style, comfort, and functionality. Step inside and be greeted by a bright and inviting foyer that sets the tone for the rest of the home. The upper level is your private retreat, featuring a spacious primary bedroom complete with a walk-in closet with custom organizers and luxurious 5-piece ensuite designed for relaxation. The heart of the home is the open-concept main floor, where the beautiful kitchen flows seamlessly into the dining and living areas. Whether you're hosting family gatherings or enjoying a quiet evening at home, you'll love this bright and welcoming space. The kitchen features updated appliances, including an induction stove(2022), refrigerator (2025), microwave, and dishwasher. Two additional spacious bedrooms and a full bathroom complete the main level. The fully finished lower level offers endless possibilities with a large family and recreation room featuring plenty of space for a pool table, games area, or a home gym. You'll also find a fourth bedroom, 3-piece bathroom, and laundry area on this level. This home has been lovingly maintained and extensively updated with fresh paint throughout, new light fixtures, furnace(2024), central air conditioning (2022), hot water tank(2026), and updated kitchen sink and faucets. Step outside and enjoy your beautiful backyard, fully fenced and landscaped. Enjoy sitting on your deck with the privacy wall, new deck stairs and railings. There's plenty of space for entertaining, relaxing, or letting the kids and pets play. The double attached garage includes gas hookups and provides ample room for vehicles, storage and hobbies. Located in one of Camrose's most sought -after

neighbourhoods, close to parks and amenities. Packed with upgrades, beautifully maintained, and truly move-in- ready- this is the family home you've been waiting for. Come see it for yourself and fall in Love!