



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**6219 54 Avenue  
Camrose, Alberta**

**MLS # A2321093**



**\$419,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Crown Molding, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, A/C Unit, Window Coverings, Central Vac with Attachments

Beautiful Family Home Across from Victoria Park Playground This meticulously maintained family home offers everything a growing family could want. Featuring 5 spacious bedrooms and 3 full bathrooms, the home combines comfort, functionality, and thoughtful updates throughout. Enjoy updated flooring, elegant crown mouldings, and bright, inviting living spaces enhanced by bay windows in both the living and dining areas, filling the home with natural light. The well-appointed kitchen provides ample workspace and storage, while the large basement family room offers the perfect place to relax, complete with a cozy natural gas fireplace. Additional features include a spacious laundry room, dedicated storage room, central vacuum system, and air conditioning for year-round comfort. Recent updates provide added peace of mind, including new house shingles installed in 2025 and a hot water tank replaced in 2024. Step outside to a covered back deck overlooking a beautifully landscaped, fully fenced, and private yard—ideal for entertaining, children, and pets. A double detached garage adds convenience and extra storage. Located directly across from Victoria Park Playground, this exceptional home offers a wonderful combination of space, comfort, updates, and family-friendly living. This move-in-ready property is a must-see for families seeking a fantastic location and a home that has been lovingly maintained inside and out.