



GRASSROOTS
REALTY GROUP

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**3904 56A Street
Camrose, Alberta**

MLS # A2321916



\$320,000

Division:	Parkview		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: n/a

Enjoy the ease of living in Liberty Village, one of the area's most sought-after communities. Tucked away on a quiet cul-de-sac, this friendly neighbourhood is renowned for its peaceful setting and strong sense of community. Residents appreciate the nearby walking trails that wind through a picturesque wooded valley, along with convenient access to recreation facilities and community gardens. This bright and inviting zero-step home is filled with natural light, thanks to large windows and "sun tube", that illuminate the space from front to back. Offering three bedrooms and a fully finished basement, there is plenty of room to relax, entertain, and comfortably host family and friends. The main floor features a spacious kitchen with updated cabinetry, along with two welcoming living areas. Enjoy a bright front living and dining room, as well as a cozy bonus room at the rear of the home with direct access to the deck—an ideal space for morning coffee or evening relaxation. The spacious primary bedroom is conveniently located on the main level and includes its own 3-piece ensuite that includes a large walk in shower with occupational health approved, levered grab bar, generous closet space, and easy access to the designated main-floor laundry room. Thoughtfully designed with accessibility in mind, the home also includes a grab bars in the main shower, providing added comfort and practicality. Downstairs, the finished basement offers an additional bedroom, a 3-piece bathroom, and an abundance of storage space. Outside, you'll appreciate the private deck with pergola and fenced yard, perfect for quiet evenings or gathering with family and friends. Additional features include a single attached garage with direct entry into the home. Situated in a prime location with incredible neighbours and a strong sense of community, this is the kind of place where

you’ll feel warmly welcomed from day one and truly at home for years to come.

List of upgrades: Shingles on East side (2025), Windows (2016), Plumbing Fixtures, Kitchen Cabinets, Flooring