



**GRASSROOTS**  
REALTY GROUP

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5213 36 Avenue  
Camrose, Alberta

MLS # A2324903



**\$519,000**

<b>Division:</b>	Creekview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** see list

Designed with both style and function in mind, this home welcomes you with soaring vaulted ceilings, an abundance of natural light, and attractive flooring throughout. The kitchen is the heart of the home, offering quartz countertops, quality cabinetry, a spacious centre island, corner pantry, and a large window above the sink that fills the space with sunshine. Two bedrooms and a full 4-piece bathroom complete the main level, while the private upper-level primary suite provides a peaceful retreat with a charming bay window, generous walk-in closet, and a well-appointed ensuite featuring a soaker tub and separate shower. A convenient laundry and mudroom are located just inside from the attached garage. Step outside to the covered south-facing deck, the perfect spot to enjoy your morning coffee or host family and friends all summer long. Perfectly located in Creekview, close to Camrose's iconic Stoney Creek Valley with miles of trails for the whole family to enjoy.