



GRASSROOTS
REALTY GROUP

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**310B Edgewood Close
Camrose, Alberta**

MLS # A2326775



\$524,900

Division:	Century Meadows_CAMR		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,203 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Boat, Double Garage Attached, Driveway, Off Street, RV Access		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Low Maintenance		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Blinds		

RARE OPPORTUNITY IN SOUGHT-AFTER 18+ LAVISTA VILLAS! THIS PROPERTY OFFERS 65+ FEET OF GATED RV/BOAT PARKING WITH POWER, WATER, PHONE & SEWER HOOKUPS. HEATED DOUBLE ATTACHED GARAGE WITH COLD WATER, NEW LED LIGHTS & WI-FI-ENABLED SMART GARAGE DOOR OPENER (2024). YES, YOUR FULL-SIZE CREW CAB ONE-TON TRUCK WILL FIT! NO HOA/CONDO FEES ADD TO THE APPEAL HERE, PLUS MONTHLY BREAKFAST EVENTS WITH THE NEIGHBORS! ENTER FROM THE GARAGE INTO A MUD ROOM- THE PERFECT SPACE FOR YOUR FREEZER OR EXTRA STORAGE. A BRIGHT OPEN-CONCEPT MAIN FLOOR OFFERS A SPACIOUS KITCHEN WITH A LARGE ISLAND & PULL-OUT STORAGE, LIVING ROOM WITH GAS FIREPLACE, LARGE DEN/OFFICE, MAIN-FLOOR LAUNDRY, 4-PIECE BATH & A PRIMARY BEDROOM WITH DOUBLE CLOSETS. NEW QUARTZ COUNTERTOPS THROUGHOUT (2025), NEW LVP FLOORING, NEW TRIM & BASEBOARDS, LED LIGHTING THROUGHOUT & UPDATED FINISHES MAKE THIS HOME TRULY MOVE-IN READY. FULLY FINISHED BASEMENT INCLUDES A SPRAWLING FAMILY ROOM, 2 LARGE BEDROOMS, A 3-PIECE BATH, A COLD ROOM, ABUNDANT STORAGE AND THE CONVENIENCE OF A CENTRAL VAC SYSTEM. MAINTENANCE-FREE 10X16 DECK, BBQ GAS HOOKUP, MATURE LANDSCAPING OFFERING PRIVACY, PERENNIALS & LARGE GARDEN SPACE. RECENT UPDATES INCLUDE HOME & GARAGE FURNACES (2023), KITCHEN APPLIANCES (2025), ROOF (~5 YEARS), SUMP PUMPS WITH ALARM & BATTERY BACKUP FOR PEACE OF MIND DURING POWER OUTAGES, CENTRAL A/C, & MORE. IF YOU ARE LOOKING FOR A

SENSE OF COMMUNITY AND A TRULY MOVE-IN-READY HOME, THIS ONE CHECKS OFF THOSE BOXES, PLUS IT SITS ON ONE OF THE LARGEST LOTS IN THIS ADULT COMMUNITY.