



GRASSROOTS
REALTY GROUP

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5412 60 Street
Camrose, Alberta

MLS # A2328583



\$499,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,499 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed, Wine Cooler, TV in kitchen

Have a look a 5412 - 60 St - Wonderfully updated throughout and located on a quiet street in Victoria Park. This spacious bungalow sits just under 1500 square feet, 5 bedrooms, 2.5 bath and a good double garage. Beautifully textured vaulted ceilings and a nice bright layout with front living room and wood burning fireplace with brand new mantle and tile surround. Centrally located is the dining room with room to expand for families of all sizes. Step inside to the gorgeous kitchen with updated cabinetry, corner pantry, centre island with eating bar, tile and shiplap accents and a great coffee bar area with wine cooler and tv. From here you can step outside onto a newly built deck with privacy screen and into the newly landscape yard (front and back) that sees a shed, new rear fencing and concrete patio - makes for a pure oasis. Back inside you'll enjoy 3 main floor bedrooms, all great size, with the Primary featuring a wall of upright closet space, a newly developed 2pc ensuite with makeup counter and even a handy laundry room - Wow! Rounding out the main level is nicely updated 4pc bath - it even has a sky light. Prior to purchase this basement was never touched - now it comes fully updated with all new everything, vinyl/carpet floors, a gorgeous 3pc bathroom, 2 storage rooms, large living area with flex space and even a workshop! To top it off, new Furnace, HW Tank AND AC in the last 3 years! All this plus a handy 22x23 attached garage. This incredible home is ready to go and with 5 bed and this kind of square footage it's the kind of home you really spend some years in. You'll love it.