



GRASSROOTS
REALTY GROUP

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12, 5021 34 Avenue
Camrose, Alberta

MLS # A2330498



\$389,000

Division:	Creekview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,226 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Private		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings

Welcome to Creekview Landing - excellent condo community and close proximity to the beautiful trail system. Double attached garage, front covered porch and rear deck with privacy wall and gas line for bbq. One level living plus a basement with a nice open concept layout featuring vaulted ceilings, vinyl windows and the right amount of space you're looking for. Beautiful kitchen sees granite counters, stainless appliances, eating bar and a handy corner pantry. Centrally located is the dining room with space to expand and with sightline to the second bedroom compete with french doors, closet and a window. Large living area gives so much opportunity and has screened door access to the deck or just to let in some fresh air. Lovely Primary Bedroom has space for the whole furniture set and provides a private 4pc ensuite and a huge walk-in closet. Not to be outdone, this main floor layout has an additional 4pc bath for guests as well a laundry closet with room for side by side and storage. Basement is free and open, provides tons of storage and allows for future development if needed. This quality home is clean and ready to go with immediate possession available!