



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6210 53 Avenue
Camrose, Alberta

MLS # A2332007



\$599,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,583 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, On Golf Course, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge x 2, Stove, Dishwasher, Washer, Dryer, Washer/Dryer Combo, 4 sheds

Where do we begin?! This R2000 Bungalow is perfectly situated backing the Camrose Golf Course and is an Outdoor Haven. This unique design blends the energy efficiency of an R2000 home with vaulted ceilings, open areas, a skylight, 165sqft newly constructed sunroom with exterior access! Nicely updated central kitchen with maple cabinetry, lots of counter space and an open view to the living area. Back Entry sees a handy laundry room and 2pc bath with access to the garage. 2 main floor bedrooms with the primary featuring a 3pc ensuite and great walk in closet. Rounding out the main level is a nicely updated bathroom with accessible sit down tub/shower. There is a family room, 3pc bath, bedroom, storage rooms and workshop area in the main part of the basement. Separate to this space, with access either from the living room or from the exterior is a lovely lower option, only a few years old, and sees a nice kitchenette/living/dining arrangement, 1 bedroom and a full 4pc bathroom along with it's own laundry hookup. Outside this property really shines with its brilliant landscaping - beautiful covered front courtyard, paving blocks along the side and artfully designed patio and fire pit area - raised garden boxes with irrigation hook ups - 4 sheds - water collection - side deck with set up for bbq and soaring view across the golf course - perfect blend of tranquility and style. Along with an updated driveway, furnace, AC and even and HRV unit - you're set! Welcome Home.