



GRASSROOTS
REALTY GROUP

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**B+D, 4825 54 Street
Camrose, Alberta**

MLS # A2332509



\$739,000

Division:	Downtown Camrose		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,879 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	See Remarks	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, and stove in suite, window coverings

Executive half duplex in the heart of Camrose, just steps from Mirror Lake, walking trails, and downtown amenities. This modern home offers all the benefits of new construction while being located in one of Camrose's most established and sought-after neighbourhoods. Step inside to an open-concept main floor with soaring ceilings and stunning floor-to-ceiling windows that flood the home with natural light. The spacious kitchen is designed for entertaining, featuring an impressive island with seating, a dedicated dining area, and a generous walk-in pantry. Convenient main floor laundry and a two-piece bathroom complete the level. The open mezzanine upstairs provides the perfect space for a home office, reading nook, or additional living area. Two spacious bedrooms include a beautiful primary suite with a spa-inspired ensuite featuring a stand-alone soaker tub and walk-in shower. Both bedrooms open onto a private balcony overlooking the beautifully landscaped backyard. Outside, you'll find a covered patio, hot tub, and a fully landscaped yard ready to enjoy. The detached double garage accommodates two vehicles and includes a fully finished legal suite above with air conditioning—ideal hosting guests, or accommodating extended family.