



GRASSROOTS
REALTY GROUP

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5408 59 Street
Camrose, Alberta

MLS # A2333806



\$499,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,502 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & control.

Welcome to this immaculate and beautifully maintained 1502 sq. ft. home in one of the sought-after communities in Camrose! Offering 4 bedrooms, 3 bathrooms, and an exceptional open-concept layout, this home combines comfort, functionality, and timeless appeal. Step inside the impressive foyer featuring soaring ceilings, a stunning open staircase, and an abundance of natural light. The main living area showcases vaulted ceilings, rich hardwood flooring, decorative display ledges, and expansive windows that create a bright and inviting atmosphere. The well-appointed kitchen is designed for both everyday living and entertaining, featuring extensive cabinetry, a massive island with breakfast bar, a walk-in pantry, and all appliances. The adjoining dining area is flooded with natural light and offers patio doors leading to a spacious deck-perfect for summer BBQs and outdoor gatherings. At the heart of the home, the welcoming living room is anchored by a cozy gas fireplace, while a versatile flex room provides the perfect space for a formal dining room, home office, or den. Two additional bedrooms and 4pc bathroom complete this level. The spacious primary suite offers a private retreat complete with a luxurious ensuite featuring a relaxing soaker tub, heated floor, separate shower, and an oversized walk-in closet. The fully developed lower level boasts large windows, a generous family/games room, an additional bedroom, a 3pc bathroom, and a spacious laundry/utility room, providing plenty of room for family and guests. Outside, enjoy the fully fenced backyard, large deck, attached double garage, convenient alley access, and excellent curb appeal. Located in a desirable neighbourhood close to parks, this move-in-ready home offers the perfect blend of space, style, and location.

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