



GRASSROOTS
REALTY GROUP

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**3419 51 Street
Camrose, Alberta**

MLS # A2342350



\$539,900

Division:	Creekview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,514 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, No Back Lane, No Neighbours Behind, Private, Rectan		

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

Inclusions: A/C, fridge, stove, microhood fan, dishwasher, washer, dryer, window coverings, wall mount(s) for TV, shed, garage door opener & 2 remotes, electric garage heater

Beautiful, bright and wonderfully laid out, this Creekview home offers a unique split-level design that is perfect for family living. Vaulted ceilings and huge windows fill the main living space with natural light, while the gas fireplace adds a warm and cozy feel. The main floor is home to a beautiful kitchen and dining area with massive island is ideal for baking, meal prep and even a built in desk for homework after supper! The deck access is ideal for family BBQ's or unwinding after a busy day! The spacious primary bedroom is on the main floor complete with a walk-in closet and stunning 5-piece ensuite. A convenient 2-piece guest bathroom is also located on this level. Upstairs, you'll find the perfect kids' wing with two additional bedrooms and their own 4-piece bathroom. The massive front entry gives everyone plenty of room to come and go, and has a seperate laundry room. A 20x22 attached garage offers lots of space for vehicles & storage. The fully finished basement will be where the family connects & gives you even more room with a large recreation room, 3-piece bathroom and two additional bedrooms. Outside, the fenced backyard is just as impressive, with upper and lower decks, multiple sitting areas, a shed and plenty of grass for the kids and pets to enjoy. Central A/C will keep you comfortable through the summer, and the location puts you close to parks, schools and miles of walking trails. With its rare floor plan, generous spaces and fantastic location, this is a home that truly has room for the whole family. Come see why Creekview continues to be one of Camrose's most loved family neighbourhoods!