



**GRASSROOTS**  
REALTY GROUP

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**3407 50B Street Close  
Camrose, Alberta**

**MLS # A2348479**



**\$539,000**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Creekview                                               |               |                   |
| <b>Type:</b>     | Residential/House                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                |               |                   |
| <b>Size:</b>     | 1,645 sq.ft.                                            | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, No Back Lane, Street Lighting, Yard Drainage |               |                   |

|                    |                                                                                             |                   |    |
|--------------------|---------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air                                                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate                                                                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                                                                | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Sump Pump(s) |                   |    |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage door opener, central vac, sump pump, central air, shed

Beautiful Creekview Home & Move-In Ready If you're looking for a clean, well-cared-for family home in one of Camrose's most desirable neighborhoods, this may be the one. Located on a quiet cul-de-sac in Creekview, this 4-bedroom, 3.5-bathroom home offers the perfect combination of space, comfort, and practicality. Built by Shadow Ridge Homes in 2007, it features 1,624 sq. ft. above grade, a fully finished basement, and a heated 24' x 24' garage. The main floor offers a functional layout with laundry conveniently located on the main level. Stay comfortable year-round with central air conditioning, central humidity control, and a cozy wood stove for those cold Alberta evenings. On the second level, you will find a full bathroom, three bedrooms, with a large ensuite attached to the primary bedroom. The established yard has been well maintained very private, you will love having your morning coffee on the east facing deck. In addition an 8' x 10' garden shed is included for additional storage. The basement is fully finished with a large family room a extra bedroom and is plumbed for in-floor heat if desired in the future.