



GRASSROOTS
REALTY GROUP

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5419 53 Street
Camrose, Alberta

MLS # A2218371



\$419,000

Division:	Sparling		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,173 sq.ft.	Age:	1994 (31 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage		

Inclusions: Washer and dryer in garage are included but sold "as, is" as the owner has never used them. Blinds in bedrooms and kitchen

Welcome to your dream home! This beautifully maintained 6-bedroom, 3-bathroom bi-level is perfect for families looking for space, style, and functionality. As you step through the front door, you'll immediately appreciate the bright and airy atmosphere, enhanced by stunning wood accents that complement the newer vinyl flooring and tile. The eat-in kitchen is a chef's delight, boasting ample oak cabinetry and generous space for family gatherings. Down the hall, you'll find the primary bedroom with its own private 2-piece ensuite, alongside two additional bedrooms and a well-appointed 4-piece bathroom. Step outside from the dining area to discover a massive 15'x20' deck, perfect for summer BBQs and relaxing evenings. The extra-deep 196' lot provides ample space, accommodating a 24'x24' garage, a 24x4 parking pad with plenty of room for your RV, a 14x10 storage shed, and still plenty of room to roam and play. The lower level is equally inviting, thanks to its large bi-level windows that flood the space with natural light. It features a spacious family room, perfect for entertaining, plus three additional bedrooms, a 3-piece bathroom, and lots of storage options. Don't miss this incredible opportunity—this home has all the space and comfort your family needs!