



GRASSROOTS
REALTY GROUP

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**5909 28 Avenue
Camrose, Alberta**

MLS # A2233327



\$844,900

Division:	Valleyview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,623 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Reverse Osmosis

Experience Lakeside living at its finest in this stunning custom built bungalow, perfectly situated on a man-made lake with direct access to walking paths, playground, and winter skating. Fully fenced with gated access this home is designed for lifestyle and comfort- Inside and out. Step inside to find hardwood floors, new custom kitchen featuring high end appliances, quartz countertops and spacious walk-in pantry. The open concept main level also offers a gas fireplace with beautiful built-ins and great space for home office. Enjoy convenience of main floor laundry and 2 bedrooms, including a luxurious spa like primary ensuite and hotel style walk in shower. The walk out basement is perfect for entertaining with built- in bar, in floor heat, and 2 additional bedrooms and 4 piece bathroom. Outside relax on the rubber- matted patio or grill on the gas BBQ under new gemstone lighting. It is also all ready to install a ho tub! Enjoy your oversized double garage with tiled pet wash station. Additional highlights include solar panels, air conditioning, RV parking, water softener and fresh paint and lighting. Truly a one-of-a kind home in a prime location ready for YOU to call home.