



**GRASSROOTS**  
REALTY GROUP

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6604 34 Avenue  
Camrose, Alberta

MLS # A2233829



**\$489,000**

Division:	Century Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,781 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows		

**Inclusions:** TV brackets

This stunning 4 bedroom home offers over 1700 square feet of thoughtfully updated living space in the highly desirable crescent neighbourhood of Century Meadows. Step inside to find built in coat hooks with bench and custom cushion for additional storage. The huge open concept kitchen and dining room is the star of the show featuring quartz countertops, wide plank vinyl flooring, new appliances, and walk-in pantry. The natural light is a chefs dream with counter space for days! Visible from kitchen is cozy family room with gas fireplace adding warmth and charm to the main living area. Upstairs is 3 bedrooms- primary having large ensuite and walk-in shower. An additional 4 piece bathroom upstairs with double vanity makes getting ready easy! An additional bedroom with large closet with 2 piece bathroom and laundry are steps away making it easy and convenient. The lower level houses utilities, massive crawl space storage, and playroom, gym, or entertainment area. Enjoy summer evenings on the new vinyl deck with designated BBQ area, overlooking a freshly fenced yard and perfect hot tub area! This homes split level design provides function and flexibility for growing families. Don't miss your chance to own this Move-in ready gem!!