



GRASSROOTS
REALTY GROUP

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**6104 54 Avenue
Camrose, Alberta**

MLS # A2234000



\$379,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, Stove, kitchen freezer, Washer, Dryer, Window Coverings, Garage Door Opener plus any controls - Estate Sale all sold As Is

Solid One Owner Home in Beautiful Victoria Park. Excellent Appeal with Immediate Possession available. Upon entering this wonderful Bungalow you'll feel at home in the nice front living room with bright Southwest facing windows. Up 2 steps is the balance of the main level complete with large kitchen with centre island and upright pantry space, a great dinette area with sliding door to the 12x14 deck, 3 bedrooms with a 3pc Primary ensuite and a 4pc main bath. Basement comes finished with a large family room, built-in wet bar, a 2pc bath and a huge Utility Room that provides tons of storage and room for future development as needed. Outside you'll find a fully fenced and maturely landscaped yard plus a 24x26 heated Garage with concrete driveway. What a wonderful opportunity for you to call this Home!