



GRASSROOTS
REALTY GROUP

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**5426 60 Street
Camrose, Alberta**

MLS # A2245908



\$459,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks, Soaking Tub		

Inclusions: Shed

Nestled in the desirable community of Victoria Park, this spacious 5-bedroom, 3-bathroom bungalow offers the perfect blend of comfort and functionality for family living. Located close to a park and golf course, the home features an open-concept floor plan with beautiful hardwood flooring and a large front window that floods the living room with natural light. The formal dining room is perfect for entertaining, while the country-style kitchen includes a practical dinette area that overlooks the back patio and yard. The main level hosts a generous primary bedroom with a 3-piece ensuite, two additional bedrooms, and a full 4-piece bathroom. The fully finished lower level expands the living space with a cozy family room, two more bedrooms, a 3-piece bathroom, laundry area, storage, and the added comfort of in-floor heating. Completing the home is a finished double attached heated garage, air conditioning, landscaped and fenced yard, garden shed, and a parking pad ideal for an RV or extra vehicle. This property is a fantastic opportunity!