



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3307 52nd Street
Camrose, Alberta**

MLS # A2248193



\$509,900

Division:	Creekview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,607 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Shed, A/C

One of the sharpest houses in one of the most attractive family neighbourhoods in one of the best cities in the province! This meticulously cared for home features beautiful stonework, a good sized - and very private back yard, RV-parking, central AC, a stellar open concept main floor, with a stunning kitchen, premium appliances and beautiful finishes all throughout. A spacious front entry welcoming you in and a main floor bathroom plus a dynamite attached, heated garage. Upstairs, a big Master bedroom checks all the boxes with a four-piece ensuite a big walk-in closet and east facing windows to capitalize on that delicious morning sun. Two more bedrooms and another four-piece bathroom up here render this beautiful home suitable for a family; the laundry is the cherry on top. Downstairs, ANOTHER laundry (Can't have too many), meticulously well-kept services and loads of potential for you to add another couple bedrooms or a bathroom. Enjoy your beautiful backyard from your deck out the back of the kitchen, or the patio on ground level. A very healthy 10'X16' shed with lights and power keep the pressure off the garage. Complete with an RV pad, wiring for a hot tub, Air Conditioning and lastly- a transfer panel to run the home off a generator should the need ever arise. Parks and greenery adorn the neighbourhood of Creekview. Creekview a very family friendly neighbourhood with beautiful park space, easy access to walking trails and multiple schools in close proximity - incl. a BRAND NEW Highschool just 2 minutes away. The Valley, the Trestle Bridge and all of Camrose' glorious trails & parks are just a step away and the countryside is at your doorstep.