



GRASSROOTS
REALTY GROUP

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**5414 59 Street
Camrose, Alberta**

MLS # A2250257



\$559,900

Division:	Creekside		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,437 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	12x22 solar heated, sand filter, above ground swimming pool, pool accessories included. 8x10 garden shed, all other window coverings.		

Welcome to this charming 3-level split home, ideally located in a quiet cut-de-sac in the desirable Creekside neighbourhood. This fantastic property offers three bedrooms and three full bathrooms, with fresh paint and new carpet throughout, providing a move-in-ready feel. The main floor features two nice-sized bedrooms and a convenient 4-piece bathroom, while the heart of the home is the bright family kitchen, perfect for gatherings and entertaining. An open staircase leads you to the private upper level, where you'll find the large primary bedroom, which includes a lovely 4-piece bathroom ensuite with in floor heating and a walk -in-closet, offering a perfect blend of comfort and convenience. The partial finished basement is a versatile space that can be transformed into additional bedrooms and already includes a 4-piece bathroom, providing endless possibilities. This home also features a double attached garage for your convenience. The fully fenced backyard provides a private oasis for outdoor enjoyment. The yard includes an 8x10 garden shed for all your storage needs. Cool off on warm days in the 12x22 above-ground, solar-heated pool, which comes complete with a sand filter and all the accessories for hassle-free fun. This amazing home combines comfort, convenience, and a fantastic outdoor lifestyle. Don't miss your chance to make this house your home!