



GRASSROOTS
REALTY GROUP

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**3317 52B Street
Camrose, Alberta**

MLS # A2251417



\$599,900

Division:	Creekview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,572 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Shed, AC, Hot Tub (AS IS)

Discover this beautiful 4-bedroom, 3-bathroom home nestled in the lovely family neighborhood of Creekview. Featuring a HEATED TRIPLE CAR GARAGE, this residence offers both comfort and convenience. Step inside to a vaulted, open entrance that welcomes you into a bright living area, seamlessly flowing to the kitchen and dining space. The cream coloured hardwood flooring makes it easy to keep clean. The kitchen boasts stunning white cabinetry, granite countertops, an expansive island, and stainless steel appliances—perfect for family gatherings and entertaining. The main floor provides direct access to a covered deck, ideal for outdoor living, with gas bbq hook-up and an adjacent hot tub for ultimate relaxation. The top-level primary bedroom suite offers ample space, a chic 4-piece ensuite with a 5’ walk-in shower, and a generous walk-in closet. Additional features of the main floor include two more bedrooms and another 4-piece bathroom. The fully finished basement offers a perfect retreat, ideal for relaxing and recreation, along with a large fourth bedroom, a 4-piece bathroom, a tucked-away den, and ample storage space. Outside, enjoy a sizeable yard complete with extra storage, a gazebo, and shed—perfect for the dog and kids to play. RV owners will appreciate parking available on the north side of the house. This exceptional home comes with central Air Conditions to boot. Backing onto the central Creekview park, you will see many families enjoying the playground and green space in the summer, as well as the small tobogganing hill in the winter. Across the street is your direct access to the Camrose valley trails. Off leash dog walking is in immediate proximity as well. This well appointed home with its many upgrades, an oversized garage, and in a very desirable location is the ideal place for your family

to thrive.