



GRASSROOTS
REALTY GROUP

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**5406 62 Street
Camrose, Alberta**

MLS # A2251836



\$455,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Victoria Park_CAMR | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,395 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Wood | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Storage, Vinyl Windows | | |

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Freezer (basement), Laundry Sink, Central Vac, Window Coverings, Garage remote, Entry Bench, Livingroom Mirror.

Have a look at this beautifully maintained 5-bedroom, 3-bathroom bungalow located on a quiet street in the Victoria Park neighborhood of Camrose. With 3 bedrooms and 2 bathrooms on the main floor plus a fully finished basement with 2 additional bedrooms, large recreation room and a full bath, this home offers exceptional space and flexibility for families of all sizes. Backing directly onto greenspace, the private yard provides a peaceful, scenic setting complete with a covered rear deck — perfect for relaxing and entertaining outdoors. A covered front porch adds charm and curb appeal, inviting you into the bright, main living area where inside, you'll find vaulted ceilings, large windows, and an open layout that fills the home with natural light and offers beautiful, private views. The large primary bedroom features a 3-piece ensuite, and you'll love the convenience of main floor laundry and an attached front garage. With new shingles and a history of careful maintenance, this home is move-in ready.