



GRASSROOTS
REALTY GROUP

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**3401 51 Street
Camrose, Alberta**

MLS # A2252474



\$495,000

Division:	Creekview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,534 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscaping		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Bathroom Rough-in, Ceiling Fan(s), Chandelier, Granite Counters, Kitchen Island, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Welcome to this beautifully maintained and thoughtfully updated multi-level home in the desirable neighbourhood of Creekview! Offering over 1,500 sqft of comfortable living space between the main and upper level, this home combines modern touches with functional family living. Step into the spacious tiled entryway that opens to a stunning main level featuring hardwood floors and soaring 12-foot vaulted ceilings. The heart of the home is the warm and inviting kitchen, complete with granite countertops, a corner pantry, newer stainless steel appliances, and an eat-in island perfect for casual meals. The adjoining dining area is ideal for family gatherings, while the cozy living room complete with a gas fireplace provides the perfect place to relax. You'll love the decorative niches throughout. Unique to this layout, the main level also boasts a generously sized primary bedroom with a 4-piece ensuite and a large 10x6 walk-in closet. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two ample sized bedrooms and a full 4-piece bathroom, ideal for kids or guests. The home also features a 20x22 attached garage and a laundry room with a newer washer and dryer located just off the garage for maximum convenience. Downstairs, the basement development is well underway, with framing completed for a large living space, two additional bedrooms, an office, and a roughed-in bathroom—offering incredible potential for your future vision. You'll also find a cold room under the stairs and plenty of storage space. Step outside to enjoy the fully fenced backyard, complete with a 12x14 deck, a large garden with an irrigation system, and fruit trees—an ideal outdoor oasis for kids, pets, or green thumbs. Walk out of your front door to discover the playground and park steps away, as well as access to walking, biking and ski trails. The recent updates to

this home include a new furnace and hot water tank (2020), newer sump pump, upgraded appliances, and fresh paint throughout the main level and ceilings. Don't miss your chance to own this spacious, move-in ready home in a family-friendly neighbourhood!