



**5200 36 Avenue
Camrose, Alberta**

MLS # A2261210



\$695,000

Division:	Creekview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Like new walkout home available today! This beautifully maintained property offers a stunning and functional floor plan with expansive valley views. The main level features a bright kitchen with quartz countertops, stainless steel appliances, large dining area, complemented by a walk-through pantry, main floor laundry, dedicated office, and convenient powder room. Upstairs you'll find an impressive bonus room highlighted by a feature wall and electric fireplace, along with a full bathroom and two spacious bedrooms. The primary bedroom includes a walk-in closet and a well-appointed ensuite. The unfinished walkout basement is ready for your personal design and future development. Rear covered deck, central AC and an attached double car garage cap off this excellent property. A truly remarkable home located in one of Camrose's most sought after neighbourhoods.