



**GRASSROOTS**  
REALTY GROUP

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**5414 59 Street**  
**Camrose, Alberta**

**MLS # A2268916**



**\$515,900**

<b>Division:</b>	Creekside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,437 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** 8x10 garden shed, window coverings, Infrared Sauna.

Welcome to this stunning 3-level split family home on a quiet cul-de-sac in Creekside(Victoria Park). This home features fresh paint and brand-new carpet, creating a bright and inviting atmosphere. With 3 spacious bedrooms and 3 full bathrooms, this home effortlessly combines comfort, style, and functionality for modern family living. The main floor welcomes you with a bright kitchen and living area, ideal for entertaining or a cozy family nights. Two generous size bedrooms and a 4-piece bathroom, creating the perfect space for family or guests. The open staircase leads you to the primary bedroom, featuring a walk-in closet and a spa- like 4-piece ensuite with luxurious in-floor heating- your own private oasis. The basement features large family room, 4-piece bathroom and a large partially finished space that could be used as a large bedroom or can be divided into 2 bedrooms, or can be used for a home gym, or hobby area or maybe you run a home business and need space for that.. the flexibility and choice is yours! Step outside to a backyard made for living and playing! Fully fenced for privacy and security, it features large double gates providing easy RV access-park on gravel or develop the space however you like. Low-maintenance landscaping leaves plenty of room for outdoor entertaining, gardening, or play. An 8x10 garden shed adds storage convenience, making this backyard as functional as it is versatile. Completing this incredible property is a double attached garage, offering convenience and extra storage. This home truly has it all: space, comfort, versatility, and a location that's hard to beat. Don't miss your chance to call this beautiful Camrose property home!