



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3803 63 Street  
Camrose, Alberta**

**MLS # A2271153**



**\$399,500**

<b>Division:</b>	Century Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,364 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Sump Pump(s), Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Blinds

Welcome to this beautiful 3-bedroom, front-to-back split-level home, nestled in a peaceful and highly sought-after neighborhood. Offering a perfect blend of comfort, convenience, and versatility, this home features a unique layout with plenty of room for both living and entertaining. Key Features: 3 Bedrooms: Generously sized with ample closet space, ideal for families or those in need of extra rooms for guests or home office space. Solarium Addition: A bright and airy solarium, perfect for a den, home office, home gym, or even a cozy reading nook—endless possibilities for how you can make this space your own. Cozy Family Room with Gas Fireplace: The third level of the home offers a warm and inviting family room complete with a gas fireplace, making it the perfect spot to unwind during cooler months. Spacious Fenced Yard with RV Parking: Enjoy outdoor living with a large fenced backyard, ideal for pets, children, or simply relaxing in privacy. Plus, there's RV parking—an added bonus for those with recreational vehicles or extra storage needs. Single Attached Garage: Protect your vehicle from the elements in the single attached garage, offering both convenience and additional storage options. Tons of Storage: With plentiful storage throughout the home, you'll never run out of space to keep things organized. This home is truly a gem with its flexible living spaces, great outdoor area, and prime location in a serene, quiet neighborhood. Whether you're looking for a family home, a place to work from home, or simply a peaceful retreat, this property checks all the boxes.