



3803 63 Street
Camrose, Alberta

MLS # A2271153



\$399,500

Division: Century Meadows

Type: Residential/House

Style: 4 Level Split

Size: 2,364 sq.ft. **Age:** 1976 (50 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Single Garage Attached

Lot Size: 0.15 Acre

Lot Feat: Back Lane

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home, Sump Pump(s), Vinyl Windows

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.