



GRASSROOTS
REALTY GROUP

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**6502 55 Avenue
Camrose, Alberta**

MLS # A2272805



\$472,500

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,449 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Driveway, Front		
Lot Size:	0.36 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating:	Fireplace(s), Forced Air, Natural Gas, Pellet Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	CENTRAL VAC AND ATTACHEMENTS, CHINA CABINET, SHELVING IN GARAGE, RAIN WATER STORAGE TANK, 2 SHEDS,		

You can plant your roots here on one of the largest lots in Camrose. There is enough room for your family to live and grow for a lifetime! With 6 bedrooms, 3 full bathrooms and two large living areas along with a massive outdoor area you have plenty of room for everyone to have there own space! There is also an oversized heated attached garage, RV parking! The windows have been upgraded to triple pane and shingles have been replaced.