



GRASSROOTS
REALTY GROUP

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3308 51 StreetClose
Camrose, Alberta

MLS # A2276772



\$548,000

Division:	Creekview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Standard Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Wet Bar		

Inclusions: Gazebo, wine fridge

This immaculate Battle River built home looks like it stepped right off the pages of a magazine! This whole property is in "better than new" condition. The main floor will impress you from the moment you walk through the door off of the covered entry. The open concept great room is perfect for families or entertaining. The owners spared no expense in the built in lit maple cabinet and stone surround featuring a gas fireplace in the living room. The dining room opens to the fenced yard onto a 14'x16' deck with gas BBQ hookup and new screened in gazebo that steps down to a custom stamped concrete patio. You will appreciate uncutly landscaped mature yard is that is framed by matching custom stamped concrete curbs providing easy maintenance paired with the built in irrigation. There is also a handy plug in behind the shed for all of your garden tools and yard lighting. Back on the main floor this stunning kitchen has seen a recent countertop and backsplash updates and boasts ample custom self closing maple cabinets and high end stainless appliances. Passing the convenient 2 piece powder room you are led to the fully finished basement. The heated floors, custom lighting and surround sound makes a cozy space where family and friends can gather. Entertaining will be a breeze with the handy wet bar with tons of storage and plenty of space for seating and games table. The large bright bedroom and 3 piece bathroom fitted with a luxurious dual rainfall shower complete this level. On the second floor you will find 3 more large bedrooms, a 4 piece main bath as well as a 4 piece ensuite and convenient laundry room outfitted with the same beautiful self closing maple cabinets and high end appliances as the rest of the home. The windows were updated/replaced (2020-2024), the entire home was freshly painted, new upstairs carpets (2022), air conditioning and garage

furnace installed(2017),new sump (2025),new gazebo (2025)as well as a brand new on demand hot water heater in 2025!