



**6611 54 Avenue  
Camrose, Alberta**

**MLS # A2278442**

**\$384,900**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Victoria Park   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,100 sq.ft.  | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                                       |                   |    |
|--------------------|---------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame              | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan, Walk-In Closet(s)     |                   |    |

**Inclusions:** fridge, stove, dishwasher, hood fan, microwave, washer, dryer, window coverings, shed, garage opener & remotes, security system (\$50/month subscription)

Welcome home to this inviting bungalow in the highly sought after community of Victoria Park, with mature streets, green spaces, & a playground with skating rink just steps away! Enjoy quick access to west end and downtown shopping, the Camrose Golf Course, and walking trails all just minutes from your door. Step inside to a welcoming front entry that opens into a spacious living room featuring hardwood floors and a beautiful bay window that fills the space with natural light. The bright kitchen offers fresh white cabinetry, all newer appliances and a cozy eating area with views of the backyard, making it the perfect place to gather. Step outside onto the spacious back deck and take in the fully fenced and nicely landscaped yard, ideal for relaxing or entertaining. The outdoor space truly shines with a handy storage shed, an oversized double garage, and a fenced concrete pad with room for RV parking. This home is thoughtfully designed for family living, with 3 bedrooms including the primary bedroom and a full four piece bathroom on the main floor, complete with a jetted tub for unwinding at the end of the day. The spacious primary bedroom offers a walk in closet and a three piece ensuite. Downstairs, the fully finished basement provides even more living space with a large rec room anchored by a cozy corner fireplace, a three piece bathroom, a guest bedroom, and laundry area. You will also appreciate the generous storage options, including a dedicated storage room and under stair storage. A brand new hot water tank was recently installed for added peace of mind. This is a warm, well cared for home in a fantastic neighborhood!