



GRASSROOTS
REALTY GROUP

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**6313 Erickson Drive
Camrose, Alberta**

MLS # A2279513



\$519,000

Division:	Century Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows, Wood Windows		
Inclusions:	Shed		

Welcome to this beautifully renovated family home in the highly desirable Century Meadows neighborhood. Thoughtfully updated in 2023, this bright, warm and inviting residence blends modern finishes with functional living spaces, perfect for everyday family life and entertaining. The fully finished home offers approximately 1,964 sq ft of living space and four bedrooms. From the moment you step inside you're greeted by bright new windows, fresh paint, new trim and interior doors, and contemporary finishes throughout. The modern, updated kitchen provides ample cabinet storage and counter space and sits adjacent to a generous dining area ideal for family meals and gatherings. On the main level you will also find a spacious family room plus a cozy flex room with a wood-burning fireplace that works well as a TV room, playroom, or home office. The second floor features new vinyl plank flooring throughout, a beautiful primary suite with ensuite and walk-in closet, and two additional bedrooms. The ensuite was upgraded with a walk-in tiled shower with glass door, new vanity, cupboards, fixtures and mirrors, while the second-level full bathroom was refreshed with a new tub/shower with tile, new vanity, cupboards, Delta fixtures, sink and toilet. The main-level half bath was updated with a new vanity, cupboards, fixtures, sink and toilet, and main-floor carpet has been replaced. The finished lower level adds another family room, a flexible multi-use space that can be adapted to your family's needs, and an additional bedroom, providing excellent space for guests, teens, or a home gym. Mechanical and exterior features include a garage heater with 5K ductwork installed in 2018, central air conditioning, and a new washer, dryer and stove. Outside, enjoy a mature, landscaped yard with a garden area and a maintenance-free deck; the lawn has been

professionally cared for with Scotts for five years and a new fence (two-thirds complete) was installed in 2019. Updated lighting, new ceiling fans, and new door hardware complete the package. This move-in ready Century Meadows home combines high-quality updates, flexible living spaces on every level, and a private outdoor retreat — you won't want to miss it.