



**3517 52 Street
Camrose, Alberta**

MLS # A2290617



\$619,000

Division:	Creekview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: Shed, garage heater

Beautiful and bright two storey home located in the family friendly neighbourhood of Creekview. The main floor is both spacious and bright and features a wonderful kitchen and dining area with quartz counter tops, cozy family room with gas fireplace, walk through pantry and main floor laundry room. Upstairs you'll love the bonus rooms that act's as another family/sitting room, three bedrooms, one of which is the primary bedroom with ensuite and walk in closet. Downstairs is fully finished and complete with family room, bedroom and bathroom. Outside you'll enjoy the lovely covered back deck that leads to a beautiful yard that has been well looked after and maintained. Central air conditioning, attached heated garage, exterior spa plug for hot tub, zone heating, 30 amp RV plug and additional side yard parking all in one of Camrose's most sought after subdivisions. Close to the U of A, Camrose Hospital and connected to the miles of breathtaking walking paths!