



**6102 54 Avenue
Camrose, Alberta**

MLS # A2291718



\$349,900

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Stan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: MIRROR AND SHELF IN DR 72" TV

Great family home Close to the golf course, park, playground. and west end shopping. This home screams Potential and could be perfect for your family! its off to a great start with an Upgraded kitchen featuring a large peninsula with eating bar. The open concept living space has newer flooring with a separate dining room open to the large living room making this the perfect space for entertaining or just spending quality time with the family! This spacious bungalow also boasts 3 bedrooms on the main floor along with a renovated 4 peice bath and private 2 piece ensuite both with brand new flooring 2026. Downstairs you will love spending evenings enjoying the warmth of the gas fireplace snuggled up watching movies or playing games in the large L shaped family room.. there are also 2 more bedrooms, laundry room, large separate storage room and a 2 piece bathroom easily expanded to a full bathroom with the addition of a shower of your choosing . The large yard is fenced and offers a large deck and an oversized ,heated Double detached garage. (A 72" TV and bbq could also be included along with the mirror and shelf in the dining room)