



**5406A 39 Avenue
Camrose, Alberta**

MLS # A2291842



\$529,000

Division:	Parkview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,245 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Fridge, Stove, dishwasher, microwave, washer, dryer, window coverings, pool table, 1 garage door opener, computer desk, floating shelves, central vac, shed

Meticulously maintained duplex located in the desirable Parkridge neighborhood. This well-cared-for property offers a bright and inviting open floor plan. The main floor features beautiful hardwood flooring, a welcoming front sitting room that could also serve as a bedroom or office, and a functional kitchen, dining, and family room area that is perfect for everyday living and entertaining. The upper level is highlighted by a nicely designed primary bedroom complete with an updated ensuite. The fully finished lower level provides additional living space with a bedroom, a spacious family room with in-floor heating, a large utility/storage area featuring hot water on demand, and a lovely craft room that could easily be converted into a fourth bedroom. Step outside to enjoy the covered back deck with privacy blinds, new vinyl fencing, and a beautifully maintained yard—perfect for relaxing or hosting guests. Ideally located close to the Stoney Creek walking trail system, this private and well-kept property offers the perfect balance of comfort and convenience.