



**6314 38 AvenueClose
Camrose, Alberta**

MLS # A2292142



\$384,000

Division:	Marler		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n/a

THE CUL DE SAC EVERY FAMILY DREAMS OF! Perfectly tucked into a quiet, family friendly cul de sac just a few short blocks from Jack Stuart School, this is the kind of location buyers wait for. Imagine the kids safely riding their bikes, neighbours chatting in the driveways, and neighbourhood children gathering at the basketball hoop for a friendly game. With the school so close, the kids can even walk! This tidy and well cared for bi-level welcomes you with an abundance of natural light and a fresh, modern feel thanks to updated paint (2019) and stylish vinyl plank flooring. The bright, open living room is filled with natural light, creating a warm and welcoming space to gather. The kitchen features quality oak cabinetry, & generous counter space for meal prep and entertaining. Just off the dining room you'll find easy access to the deck, making summer BBQs and entertaining a breeze. The main floor offers two spacious bedrooms and a bright four piece bathroom with deep soaker tub. Downstairs, the cozy lower level is the perfect place to unwind, highlighted by a welcoming rec room with a corner gas fireplace. Two additional bedrooms, a three piece bathroom with shower, and a dedicated laundry area complete the space. Step outside and enjoy your own private backyard retreat. The 10' x 22' composite deck with aluminum railing offers plenty of room for relaxing or hosting friends, while the fully fenced yard provides a safe space for kids and pets to play. The oversized double 26x24 garage is insulated and equipped with electric heat, making it functional year round. You'll also appreciate the alley access and rare RV parking, a fantastic bonus for extra vehicles, trailers, or toys. Important updates include new roof and eaves on both the house and garage (2018), furnace (2017). A solid home with great bones, thoughtful updates, and an unbeatable location.

Homes in cul de sacs like this rarely come along.