



**4313 66 Street
Camrose, Alberta**

MLS # A2292330



\$529,900

Division:	Westmount		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,746 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Upright Freezer, Bar Fridge, Office Cabinets, Shed

Welcome Home to 4313 - 66 St - a True Show Stopper! Step into comfort and style with this beautifully renovated home that blends timeless charm with modern upgrades. Perfect for families, this property offers a warm, welcoming atmosphere with thoughtful features throughout. Custom Cabinetry and granite tile counters, updated vinyl windows, rich hardwood flooring, doors/trims, pex plumbing, wainscotting, crown mouldings, custom wood features and so much more. From the bright West Facing living room you find a dedicated home office that could be converted back to a dining area as needed although there is a dinette off of the Fully Updated Custom Kitchen. Relax around the wood stove insert fireplace with beautiful stone finish or duck through the slider doors to a private covered deck with gas line for fire pit and roll down screens to keep out the wind. Around the corner you'll find a wonderful back entry, with outdoor and garage access, a 2pc bath for guests and handy laundry with built-in cabinetry. Follow the Hardwood Floors upstairs to find 3 well appointed bedrooms - the Primary with a beautiful custom 4pc ensuite - and an additional fully renovated 4pc bathroom. Retire to the fully renovated basement for the big game and enjoy in the custom bar and family room. You'll also find a 4th bedroom, a 3pc bathroom, Flex room and what every home of this size needs - a Huge Storage room. Enjoy the outdoors with mature trees, low maintenance front patio and back covered deck, stone paver walkways, a private hot tub area (hot tub negotiable), a handy shed and fenced with gate for future parking. Finally you'll find an attached 22x24 Heated Garage with built-in workbench and shelving. This home has been meticulously planned and masterfully updated - you'll love coming home.