



**6608 33 Avenue
Camrose, Alberta**

MLS # A2293491



\$440,000

Division:	Century Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,380 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, French Door, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher(as-is), microwave, washer, dryer, blinds, window coverings, hot tub(winterized, as-is)

Welcome to Century Meadows, one of Camrose's most loved family neighbourhoods! Tucked into a quiet cul de sac, this beautiful 1,380 sq ft bi-level offers space, comfort, and the perfect setting for everyday living. Step inside to a spacious front entry that leads to a bright and welcoming main floor featuring a sunny living room and an inviting eat-in kitchen complete with a movable island, corner pantry, and garden doors opening to a large back deck. Outside you'll find a fully fenced yard with raised garden planters, fruit trees, and your very own hot tub, the perfect spot to relax or entertain. The main floor offers three bedrooms including a generous primary suite with walk-in closet and private ensuite, along with a 3 pc main bath featuring a jetted tub. Downstairs you'll love the massive rec room with French doors, great lighting, and incredible built-in cabinetry for books, games, and storage. The lower level also features another bedroom, a bedroom/ office space, a 2pc bath, and a fantastic hobby room with sink and venting, ideal for crafting, projects, or a creative workspace. The attached 24 x 23 heated garage adds year-round convenience, and there's RV parking out front for all your extra toys. Located close to schools, parks, and walking trails, this home offers the space you need in a neighbourhood you'll love.