



**6616 53 Avenue  
Camrose, Alberta**

**MLS # A2293780**



**\$355,000**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Refrigerators and freezer in the basement. Buyers may have to assume some furniture left in the home.

Well-maintained family home on a mature, quiet street in Victoria Park. Bright open-plan living and dining areas feature a vaulted living room, while the kitchen offers oak cabinetry, a walk-in pantry and a casual eating area. Main floor amenities include a 4-piece family bath, a 3-piece ensuite off the primary bedroom, an office/bedroom, and convenient main-floor laundry. The finished basement delivers a flexible layout with two large bedrooms, a rec room, a 3-piece bath, and a generous storage/mechanical room with additional laundry hookups. Exterior highlights include a stucco finish with decorative borders, a maintenance-free 12' x 16' deck with dura-deck flooring and railing, a gas hookup on the deck, and a wood storage shed. Enjoy back-alley access and attractively landscaped grounds with mature trees and shrubs. Excellent location near the golf course and with easy access to west-end shopping.