



**6008 54 Avenue
Camrose, Alberta**

MLS # A2293941



\$385,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1990 (36 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	25
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Hot Tub

Spacious bi-level just a 5 minute walk to Victoria Park and the Camrose Golf Course. Offering 3 bedrooms up, 3 bedrooms down, and 3 bathrooms, this home provides plenty of room for a growing family, guests, or home office space. The property also features a 24' x 24' detached double garage, RV parking, and a private backyard with deck. Located in the welcoming community of Camrose, known for its parks, walking trails, schools, and small-city amenities, this home offers space, flexibility, and a fantastic location. Virtual staging has been applied to highlight the room's design possibilities and overall potential.