



**132 Edgewood Close
Camrose, Alberta**

MLS # A2296403



\$449,000

Division:	Parkview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,307 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Garden, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: 4x8 shed

Tucked into a quiet cul-de-sac with pride of ownership all around, this home feels good the second you pull up. Step inside and you're welcomed by high ceilings and a stunning stone fireplace that sets the tone right away. The kitchen is set up well with a U-shaped island that faces the dining area and out to the backyard, giving a nice view and great for entertaining. The large master bedroom has a great walk-in closet and a sleek ensuite with a walk-in shower (you have to see this, you'll need it!), plus two more bedrooms and a full bath on the main. Downstairs offers a bright, open living space with large windows, two additional bedrooms, another full bath, and plenty of storage. Perks include A/C, a heated double attached garage, RV parking out back, garden boxes ready to go, and you're just steps to schools, parks, and walking trails in the valley. This well maintained home has the major upgrades already taken care of so you can just move in.