



**6102 54 Avenue
Camrose, Alberta**

MLS # A2298680



\$324,900

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|------------------|---|---------------|-------------------|
| Division: | Victoria Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,120 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 5 | Baths: | 1 full / 2 half |
| Garage: | Double Garage Detached, Heated Garage | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Stan | | |

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|--------------------|----------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Mirror and shelf in dining room TV and stand in basement

Start the Car! This 5 bedroom, 3 bath home is located near the golf course, a block to the park/ playground and a quick jaunt to all of the the west end shopping and amenities. This home screams Potential and could be perfect for your family! It is off to a great start with the Upgraded kitchen featuring a large peninsula with eating bar illuminated by new pendant lighting. The open concept living space has newer flooring with a separate dining room and large living room making this the perfect space for entertaining or just spending quality time with the family! This spacious bungalow also boasts 3 bedrooms on the main floor along with a renovated 4 peice bath and private 2 piece ensuite both with brand new flooring 2026. Downstairs you will love spending evenings enjoying the warmth of the gas fireplace snuggled up watching movies or playing games in the large L shaped family room. There are also 2 more bedrooms, laundry room, large separate storage room and a 2 piece bathroom easily expanded to a full bathroom with plenty of space for the addition of a your choice of shower/bathtub. The large park like yard is fenced and offers a massive deck and fire pit. The oversized double heated garage will be a welcome treat through the cold winter months!