



**5414 59 Street  
Camrose, Alberta**

**MLS # A2300872**



**\$498,800**

<b>Division:</b>	Victoria Park_CAMR		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,534 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Rear Drive, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	25
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** none

Beautiful Bi-Level in Victoria Park with 4 bedrooms, 3 bathrooms, large pie shaped yard, & RV Parking! This home has been proudly maintained by long term owners and has recently been updated with brand new carpet and fresh paint throughout! You will love the main level with vaulted ceilings, hardwood flooring, & open concept living/dining/kitchen area. Bedrooms 2 & 3 are a nice size and located next to the main floor 4-piece bathroom. Primary bedroom is on the upper loft level with large walk-in closet and 4-piece ensuite (with in floor heat!). Lower level is bright and welcoming with large windows, spacious rec-room, and massive 4th bedroom (flooring and ceiling has not been finished in 4th bedroom) with a beautiful 4-piece ensuite bathroom. Step outside and enjoy the sunny West backyard with covered deck, RV Parking (double gate), & 8x10 storage shed. A convenient double attached garage completes this stunning property. Ideally located within walking distance to Victoria Park.