



**5202 35 Avenue
Camrose, Alberta**

MLS # A2143091



\$569,900

Division:	Creekview		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,901 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

EXCELLENT AND WELL-KEPT MOVE IN READY property in the desirable community of Creekview! The main floor boasts a spacious open concept kitchen, dining and living area with sliding patio doors to a beautiful well-maintained yard. The kitchen features hardwood floors, maple cabinets, quartz counter tops, walk-in-pantry, upgraded stainless appliances, modern light fixtures and a large centre island. Upstairs you will find a cozy bonus room the whole family will enjoy, 3 large bedrooms, a 5-piece ensuite bathroom with a large soaker tub, and an additional 4-piece bath. The lower level is fully developed with a bedroom, 3-piece bath and a family room. Outside will impress you with its back covered deck, lower level patio area, fenced and beautiful landscaped yard. To complete this home is an attached heated double car garage! Other features of home include; air conditioning, modern back splash in kitchen, walk-in closet in master bedroom, main floor laundry and much more! This family friendly home is close to the valley, parks and walking trails!