



**6405 30 Avenue  
Camrose, Alberta**

**MLS # A2143486**



**\$459,000**

<b>Division:</b>	Century Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, central vac & attachments, garage door opener & control, AC unit, shed, spare pantry door in garage "as is" glass pane is broken.

Exceptional Custom Built Air Conditioned Home in Century Meadows with RV Parking! This property offers a great dining area, bright living room with raised ceiling, beautiful flooring and 3 sided gas fireplace. Nice workable kitchen with all appliances, corner pantry and garden door that leads you out to your deck overlooking the landscaped back yard. The large primary bedroom offers his and hers closets and 4pc en-suite. Second bedroom, 4pc bath and wonderful laundry area off the garage with wash sink finishes off this section of home. The fully finished basement contains an excellent family room with a second gas fireplace, 2 bedrooms, 3pc bath, office with window and storage space. Attached 22' x 22' garage, wonderful yard and a location the family will absolutely love!