



**6520 49 Avenue
Camrose, Alberta**

MLS # A2172337



\$369,900

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,320 sq.ft.	Age:	1988 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Bar, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Covers, Electric Fireplace, Baker's Rack, Bar, Bar Fridge, Shed

Welcome to this meticulously maintained 5-bedroom, 3-bathroom home, offering over 1,300 square feet of comfortable living space on the main floor. Tidy & clean, you will be instantly impressed by the curb appeal when you drive up. The bright and inviting living room greets you with ample natural light, while the kitchen boasts quality oak cabinets, perfect for the home chef. The main floor features three spacious bedrooms, including a primary bedroom with a 3-piece ensuite, and walk-in closet. Main floor gives you a second bathroom for added convenience. The cozy, fully finished basement provides an expansive living and recreation area, two additional bedrooms, a 3-piece bathroom, and a massive laundry and storage room—ideal for extra space and organization. This home comes with numerous recent upgrades, including durable CanExel siding (2024), vinyl windows (2003), a new roof (2017), a hot water tank (2020), and a furnace (2022). LED lighting throughout enhances the home's bright and modern feel. The fully fenced yard offers privacy and space for outdoor activities, complemented by a sizeable shed for extra storage. The double detached garage with a newer door provides secure parking. This property is situated close to west-end shopping for the ultimate convenience. This move-in-ready gem is a must-see!