

6008 54 Avenue  
Camrose, Alberta

MLS # A2151745



## \$389,500

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Rear Drive		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener with Remote

This spacious bi-level home in Victoria Park offers a prime location with views of Camrose Golf Course. It features a well-maintained exterior with a backyard, deck, mature landscaping, RV parking, and a double detached 24'x24' garage. Inside, enjoy spacious living areas, a well-equipped kitchen, and 3 bedrooms including a primary suite with en-suite. The basement provides ample storage, laundry, a large family room, an additional bedroom and massive recreation room space with potential for additional bedrooms. With updates like new flooring and bathroom improvements already in place, this home is a great opportunity for a growing family or those looking to personalize their living space in a desirable neighborhood.