

6604 55 Avenue  
Camrose, Alberta

MLS # A2155853



## \$469,000

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Gazebo, Front Yard, Landscaped, Many Trees, Pie S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** Sheds (2)

Impressive Family Home in Quiet Victoria Park Cul-de-Sac Welcome to your next family home, nestled in a serene cul-de-sac in the sought-after Victoria Park neighborhood. This spacious residence is situated on an oversized lot, offering a blend of comfort and functionality. Main Floor: Bathed in natural light with vaulted ceilings Elegant living room featuring hardwood floors and a cozy gas fireplace Generously sized kitchen with ample countertop space, oak cabinets, and a charming eating area Upper Level: Expansive primary bedroom with a walk-in closet and convenient access to the washer/dryer Well-appointed 4-piece bathroom Additional bedroom perfect for family or guests Lower Level: Mudroom with access to the attached 24x25 heated garage Comfortable family room Third bedroom and a 3-piece bathroom Basement: Recreational room for leisure and fun Fourth bedroom Storage room and utility room Outdoor Space: Enjoy the private, fully fenced backyard with beautifully landscaped grounds Two-tiered deck ideal for entertaining Patio door access from the kitchen to the backyard Included hot tub and gazebo for ultimate relaxation Additional Features: Central vacuum system and air conditioning Two sheds for extra storage Ample parking with room for a trailer and RV next to the house This home is a must-see! With its blend of spacious living areas and outdoor amenities, it's perfect for creating lasting family memories.