

3803 63 Street
Camrose, Alberta

MLS # A2271153



\$399,500

Division:	Century Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,364 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds

Welcome to this beautiful 3-bedroom, front-to-back split-level home, nestled in a peaceful and highly sought-after neighborhood. Offering a perfect blend of comfort, convenience, and versatility, this home features a unique layout with plenty of room for both living and entertaining. Key Features: 3 Bedrooms: Generously sized with ample closet space, ideal for families or those in need of extra rooms for guests or home office space. Solarium Addition: A bright and airy solarium, perfect for a den, home office, home gym, or even a cozy reading nook—endless possibilities for how you can make this space your own. Cozy Family Room with Gas Fireplace: The third level of the home offers a warm and inviting family room complete with a gas fireplace, making it the perfect spot to unwind during cooler months. Spacious Fenced Yard with RV Parking: Enjoy outdoor living with a large fenced backyard, ideal for pets, children, or simply relaxing in privacy. Plus, there's RV parking—an added bonus for those with recreational vehicles or extra storage needs. Single Attached Garage: Protect your vehicle from the elements in the single attached garage, offering both convenience and additional storage options. Tons of Storage: With plentiful storage throughout the home, you'll never run out of space to keep things organized. This home is truly a gem with its flexible living spaces, great outdoor area, and prime location in a serene, quiet neighborhood. Whether you're looking for a family home, a place to work from home, or simply a peaceful retreat, this property checks all the boxes.