

6207 54 Avenue  
 Camrose, Alberta

MLS # A2279557


**\$379,000**

Division: Victoria Park

Type: Residential/House

Style: Bungalow

Size: 1,224 sq.ft. Age: 1993 (33 yrs old)

Beds: 4 Baths: 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.13 Acre

Lot Feat: Irregular Lot

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
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Inclusions:	Attached shelving in garage		

You will LOVE this immaculately cared for bungalow with main floor laundry! The eat-in kitchen has lots of natural light. There is plenty of cabinetry and a built in china cabinet. This space opens to the living room so you can carry on a conversation with family or friends as meals are prepared. The dining area opens to a south facing sun room to keep the elements at bay if you love to BBQ! The master bedroom is complete with a 2 piece ensuite. The main 4 piece bath is large for a family to get ready for the day. There are two more bedrooms upstairs with one currently being used as a main floor laundry! The lower level has a generous family room, an out-of-the-way office, 3 piece bath and another bedroom for that growing teenage or guests! A double garage is just off the back steps. The best thing about this home? It is across from a park and playground!