

**6209 53 Avenue
Camrose, Alberta****MLS # A2216978****\$554,900**

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,623 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge and Freezer in basement, TV mount in basement family room

Wow! A Brand New Kitchen in this 1,623 sq ft 3 bedroom BUNGALOW will not disappoint. From the moment you walk up the steps and open the door you will LOVE this updated piece of heaven. New vinyl plank creates a crisp feel to the main floor but all of the natural light is what you will truly notice! The kitchen is the heart of this home with stone countertops, pull out drawers, LED lighting and a floorplan that allows you to entertain guests as you prepare for a large family gathering! The generous primary bedroom has a 3 piece ensuite. Two more large bedrooms and a renovated 4 piece main bath complete the main floor. You will love the MASSIVE family/theater room downstairs complete with a wet bar, prep area and fridge! There is another renovated 4 piece bath and a big bedroom with a walk in closet big enough to dance in! A large laundry room and a separate storage room complete the lower level. You will enjoy a back yard with the private maintained deck and firepit. The oversize heated garage with 12' ceiling is perfect for the handyman or a golf simulator! Shingles in 2023, updated furnace, all newer kitchen appliances – this home has been meticulously cared for. It is a must see because the large footprint allows for larger rooms to truly give you an open and spacious feel. WELCOME HOME!!!