

# \$554,900 - 6209 53 Avenue, Camrose

MLS® #A2216978

**\$554,900**

4 Bedroom, 3.00 Bathroom, 1,623 sqft

Residential on 0.16 Acres

Victoria Park, Camrose, Alberta

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!!!

Built in 1989



## Essential Information

MLS® #	A2216978
Price	\$554,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,623
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	6209 53 Avenue
Subdivision	Victoria Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4H7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	61
Zoning	R1

### **Listing Details**

Listing Office	Central Agencies Realty Inc.
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