



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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5414 59 Street  
Camrose, Alberta

MLS # A2250257



**\$545,900**

Division:	Creekside		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,437 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 8x10 garden shed, window coverings. Infrared sauna.

Step into this stunning 3- level spilt home, perfectly situated on a peaceful cul-de-sac and thoughtfully updated with fresh paint and new carpet throughout. With 3 spacious bedrooms and 3 full bathrooms, this home effortlessly combines comfort, style, and functionality for modern family living. The main floor welcomes you with a bright kitchen and living area, ideal for entertaining or a cozy family nights. Two generous size bedrooms and a 4- piece bathroom, creating the perfect space for family or guests. The open staircase leads you to the primary bedroom, featuring a walk-in closet and a spa- like 4-piece ensuite with luxurious in-floor heating- your own private oasis. The basement is full and partially finished, featuring a large family room and a 4-piece bathroom. It also offers incredible potential-a massive 4th bedroom can be created, or the space can be divided into two rooms for a 5th bedroom, allowing you to customize the space to fit your lifestyle. Step outside to a backyard made for living and playing! Fully fenced for privacy and security, it features large double gates providing easy RV access-park on gravel or develop the space however you like. Low-maintenance landscaping leaves plenty of room for outdoor entertaining, gardening, or play. An 8x10 garden shed adds storage convenience, making this backyard as functional as it is versatile. Completing this incredible property is a double attached garage, offering convenience and extra storage. This home truly has it all: space, comfort, versatility, and a location that's hard to beat. Don't miss your chance to call this beautiful Camrose property home!