# \$499,900 - 3307 52nd Street, Camrose

MLS® #A2248193

## \$499,900

3 Bedroom, 3.00 Bathroom, 1,607 sqft Residential on 0.01 Acres

Creekview, Camrose, Alberta

One of the sharpest houses in one of the most attractive family neighbourhoods in one of the best cities in the province! This meticulously cared for home features beautiful stonework, a good sized - and very private back yard, RV-parking, central AC, a stellar open concept main floor, with a stunning kitchen, premium appliances and beautiful finishes all throughout. A spacious front entry welcoming you in and a main floor bathroom plus a dynamite attached, heated garage. Upstairs, a big Master bedroom checks all the boxes with a four-piece ensuite a big walk-in closet and east facing windows to capitalize on that delicious morning sun. Two more bedrooms and another four-piece bathroom up here render this beautiful home suitable for a family; the laundry is the cherry on top. Downstairs, ANOTHER laundry (Can't have too many), meticulously well-kept services and loads of potential for you to add another couple bedrooms or a bathroom. Enjoy your beautiful backyard from your deck out the back of the kitchen, or the patio on ground level. A very healthy 10'X16' shed with lights and power keep the pressure off the garage. Complete with an RV pad, wiring for a hot tub, Air Conditioning and lastly- a transfer panel to run the home off a generator should the need ever arise. Parks and greenery adorn the neighbourhood of Creekview. A Creekview a very family friendly neighbourhood with beautiful park space, easy access to walking trails and multiple schools in close proximity







- incl. a BRAND NEW Highschool just 2 minutes away. The Valley, the Trestle Bridge and all of Camrose' glorious trails & parks are just a step away and the countryside is at your doorstep.

#### Built in 2011

#### **Essential Information**

MLS® # A2248193 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,607 Acres 0.01 Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 3307 52nd Street

Subdivision Creekview
City Camrose
County Camrose
Province Alberta
Postal Code T4V 4E2

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, Parking Pad, Off Street

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Vinyl Windows

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Other, Storage, RV Hookup

Lot Description Back Yard, City Lot, Cul-De-Sac, Landscaped, Level, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame, Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed August 12th, 2025

Days on Market 65 Zoning R1

# **Listing Details**

Listing Office Alberta Realty Inc.

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