

# \$524,900 - 6117 32 Avenue, Camrose

MLS® #A2196915

**\$524,900**

3 Bedroom, 4.00 Bathroom, 2,128 sqft

Residential on 0.01 Acres

Century Meadows, Camrose, Alberta

This 3 bedroom, 4 bath, three level split in Century Meadows will check all of your boxes! This home shows well! Not only has it been treated with kid gloves. It has seen upgrades recently including some flooring, fixtures, appliances, furnace - 2015 Hot Water Tank - 2015 Air Conditioning - 2020 . The main floor greets you with a bright open foyer next to the private home office you then come to the Comfy and inviting living room featuring a beautiful gas fireplace. When you head to the kitchen you won't help but notice the huge dining room with a raised ceiling letting the sun cast tons of natural light onto the entire living space through the large skylight. This casts a magnificent spotlight on the rich shiny granite counters! The entire kitchen is flooded with sunlight from all direction which will they enjoy the benefits of the walk-in pantry, granite counter and gas range. completing the first level there is a convenient laundry area off of the garage entrance as well as a discrete guest bath away from the main living space. As you summit the stunning open staircase that will bring you the third level . stop on the second level into off to on the second level you will be instantly envisioning all the cozy Family movie nights in the huge bonus room currently set up as a theatre.....Or maybe picturing an art studio or your private gym? You will arrive on the third level to find a 4 piece main bath next to 2 oversized bedrooms as well as an executive primary suite offering a large walk in closet as well as a gorgeous



four piece ensuite complete with a soothing jet tub and separate enclosed shower. The recently finished basement offers a massive wide open family/rec area and 3 piece bath. The yard is fully fenced and thoughtfully landscaped with privacy in mind. The home received new appliances, paint, PB window, basement flooring and new 30 year shingles in the last year. Attached is an insulated, drywalled, painted and heated oversized double garage.

Built in 1999

### Essential Information

MLS® #	A2196915
Price	\$524,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,128
Acres	0.01
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	6117 32 Avenue
Subdivision	Century Meadows
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V4R8

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Insulated, Garage Faces

	Front, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Laminate Counters, Smart Home, Sump Pump(s), Suspended Ceiling
Appliances	Dishwasher, Microwave, Window Coverings, Gas Oven
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 24th, 2025
Days on Market	53
Zoning	R1

## Listing Details

Listing Office	Royal LePage Rose Country Realty
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