

# \$355,000 - 6306 54 Avenue, Camrose

MLS® #A2210587

**\$355,000**

3 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.17 Acres

Victoria Park, Camrose, Alberta

Well looked after home located in Victoria Park. From the moment you enter this beautiful home you'll notice the pride in ownership on display. The main level features a front living room with cozy wood burning fireplace, excellent kitchen and dining area with gas range and island. There are three bedrooms on the main floor one of which is the primary bedroom which features a walk-in closet and ensuite. Downstairs is ready for you to put your own touch on things. A lovely landscaped yard with flowers, back deck and good size detached garage complete this truly loved and well cared for home. Close to the Camrose golf course, parks, walking trails and Camrose's wonderful west end amenities

Built in 1992

## Essential Information

MLS® #	A2210587
Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,319
Acres	0.17
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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### Community Information

Address	6306 54 Avenue
Subdivision	Victoria Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4v 4l7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R1

### Listing Details

Listing Office

CIR Realty

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