

# \$379,900 - 6104 54 Avenue, Camrose

MLS® #A2234000

## \$379,900

3 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.15 Acres

Victoria Park, Camrose, Alberta

Solid One Owner Home in Beautiful Victoria Park. Excellent Appeal with Immediate Possession available. Upon entering this wonderful Bungalow you'll feel at home in the nice front living room with bright Southwest facing windows. Up 2 steps is the balance of the main level complete with large kitchen with centre island and upright pantry space, a great dinette area with sliding door to the 12x14 deck, 3 bedrooms with a 3pc Primary ensuite and a 4pc main bath. Basement comes finished with a large family room, built-in wet bar, a 2pc bath and a huge Utility Room that provides tons of storage and room for future development as needed. Outside you'll find a fully fenced and maturely landscaped yard plus a 24x26 heated Garage with concrete driveway. What a wonderful opportunity for you to call this Home!

Built in 1991

## Essential Information

MLS® #	A2234000
Price	\$379,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,169
Acres	0.15



Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6104 54 Avenue
Subdivision	Victoria Park
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4H1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	18
Zoning	R1

### **Listing Details**

Listing Office

Central Agencies Realty Inc.

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