

\$639,000 - 3323 52b Street, Camrose

MLS® #A2196684

\$639,000

6 Bedroom, 4.00 Bathroom, 2,188 sqft
Residential on 0.11 Acres

Creekview, Camrose, Alberta

Welcome to your dream home in the highly sought-after Creekview neighborhood of Camrose! This stunning 2-story residence boasts an impressive layout featuring 6 spacious bedrooms and 4 modern bathrooms, making it the perfect haven for families of all sizes. As you step inside, you're greeted by a grand entryway that leads to a large office, ideal for remote work or study. The main floor showcases an open concept living area, seamlessly connecting the inviting living room, a contemporary kitchen, and a dining space that fills with natural light. Patio doors from the dining room provide access to a beautiful deck, perfect for summer barbecues, all while overlooking a meticulously manicured lawn that offers a serene outdoor retreat. Venture upstairs to discover a cozy additional living room, perfect for family gatherings, along with four generously sized bedrooms. The thoughtfully designed 4-piece bathroom features a separate vanity area for added convenience—a perfect layout for busy families. The primary bedroom is a true sanctuary, complete with large windows that flood the space with light, a walk-in closet, and a luxurious 5-piece ensuite bathroom featuring in-floor heating for your comfort. The fully finished basement adds even more value to this incredible home. Here you'll find two additional living rooms, two extra bedrooms, ample storage space, and a full bathroom, providing plenty of room for guests or family activities. This property also includes a double



heated garage, ensuring your vehicles and belongings stay protected year-round. The fenced yard, along with beautiful landscaping and regrading, offers peace of mind for years to come. A standout feature of this home is the custom outdoor 12x8 sauna, complete with a changing room—a unique addition that you have to see to believe!

Built in 2013

Essential Information

MLS® #	A2196684
Price	\$639,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,188
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3323 52b Street
Subdivision	Creekview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V5G7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Central Vacuum, Storage, Vinyl Windows, Built-in Features, Ceiling Fan(s), Granite Counters, Sauna, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Landscaped, Street Lighting
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	14
Zoning	R1

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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