

# \$439,000 - 6207 53 Avenue, Camrose

MLS® #A2213715

**\$439,000**

4 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.16 Acres

Victoria Park, Camrose, Alberta

Welcome to this 1326 Sq ft beautifully maintained 4-bedroom, 3-bathroom bungalow nestled in the heart of one of Camrose's most desirable neighborhoods – Victoria Park. Just a few steps from the Camrose Golf Course and located on one of those welcoming streets where neighbors still wave, chat, and look out for each other, this home is a space you'll be proud to call home. The brick exterior sets it apart from the rest and sure adds some timeless curb appeal.

Step inside and you'll immediately notice the bright and inviting living room, centered around a cozy gas fireplace – the perfect spot to unwind after a long day. The open-concept layout flows seamlessly into the dining area and kitchen, making it ideal for both everyday living and entertaining. Sliding doors lead to a lovely deck where you can grill all summer long and watch the kids or pets play in the fenced backyard. There's even room for RV parking!

The kitchen has been tastefully updated with tile countertops, backsplash, & 3/4 of the appliances are stainless steel. You'll find three well-sized bedrooms, including a spacious primary complete with a 3-piece ensuite, walk-in closet, and a second bonus closet – because who doesn't love extra storage? A full 4-piece bathroom and convenient main floor laundry round out this level.

Downstairs, the finished basement offers even more room to spread out. There's a flex



space which would be ideal for a home office or exercise equipment, a large bedroom with dual closets, a fantastic family room warmed by a pellet stove for that cozy cabin-like vibe, and a bonus nook plumbed for a sink – perfect for a snack station or movie night setup. You’ll also find a 2-piece bath (plumbed for a shower but not yet installed) and a generous storage area. To top it all off, the 24x22 double attached garage is a dream for hobbyists, tinkers, or just keeping your vehicles out of the elements. The A/C will keep you cool all summer and your kids/grandkids will enjoy the fenced yard and playground just steps away! This is the kind of home that checks all the boxes – offering the perfect blend of unbeatable location, smart layout, and true pride of ownership!

Built in 1990

### Essential Information

MLS® #	A2213715
Price	\$439,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,326
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6207 53 Avenue
Subdivision	Victoria Park

City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4H7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Pellet Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Pellet Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 22nd, 2025
Zoning	res

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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