

\$404,000 - 6607 54 Avenue, Camrose

MLS® #A2249455

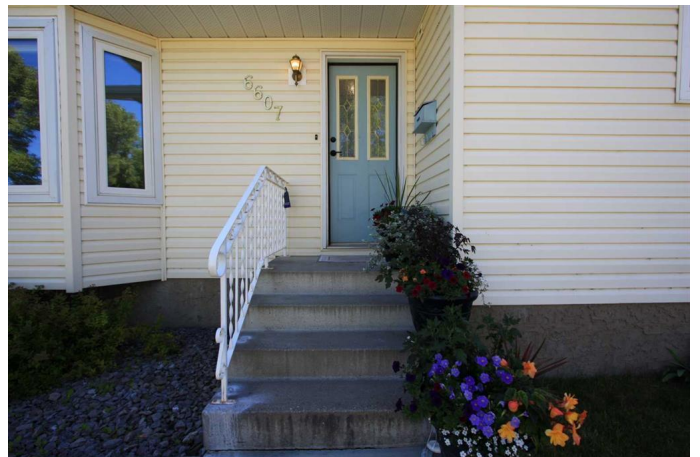
\$404,000

4 Bedroom, 3.00 Bathroom, 1,199 sqft
Residential on 0.14 Acres

Victoria Park_CAMR, Camrose, Alberta

Welcome to this charming 3+1 bedroom bungalow in desirable Victoria Park. This move-in ready home has been well maintained over the years and seen numerous updates, including new windows (2022/23), shingles (2020), furnace (2020), hot water tank (2023), flooring (2019), bathroom renovation (2025), and fencing (2018), just to name a few—giving you peace of mind for years to come. Perfectly located within walking distance to Victoria Park Playground and close to schools, shopping, and all the amenities Camrose has to offer, it's an ideal choice whether you're downsizing from an acreage or searching for your first family home. Garden enthusiasts will love the plentiful saskatoons, haskaps, raspberries, and spacious garden area, with room to add your personal touch. The property also offers potential RV parking, plus an insulated double (24x24) garage with rear alley access and additional parking out front. This home truly has something for everyone! Not only is this home and yard well cared for, the entire neighborhood has great curb appeal, even in the alley! You will be proud to call this property and neighborhood "home." **This basement is 99% completed...basement bedroom & bath are fully finished while the remainder of the basement has an unfinished ceiling as seen in photos.

Built in 1992



Essential Information

MLS® #	A2249455
Price	\$404,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,199
Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6607 54 Avenue
Subdivision	Victoria Park_CAMR
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V4M2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Garden
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Lot Description	Back Lane, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	eXp Realty
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