

# \$530,000 - 3307 52nd Street, Camrose

MLS® #A2248193

**\$530,000**

3 Bedroom, 3.00 Bathroom, 1,607 sqft

Residential on 0.01 Acres

Creekview, Camrose, Alberta

One of the sharpest houses in one of the most attractive family neighbourhoods in one of the best cities in the province! This meticulously cared for home features beautiful stonework, a good sized - and very private back yard, RV-parking, central AC, a stellar open concept main floor, with a stunning kitchen, premium appliances and beautiful finishes all throughout. A spacious front entry welcoming you in and a main floor bathroom plus a dynamite attached, heated garage. Upstairs, a big Master bedroom checks all the boxes with a four-piece ensuite a big walk-in closet and east facing windows to capitalize on that delicious morning sun. Two more bedrooms and another four-piece bathroom up here render this beautiful home suitable for a family; the laundry is the cherry on top. Downstairs, ANOTHER laundry (Can't have too many), meticulously well-kept services and loads of potential for you to add another couple bedrooms or a bathroom. Enjoy your beautiful backyard from your deck out the back of the kitchen, or the patio on ground level. A very healthy 10'X16' shed with lights and power keep the pressure off the garage. Complete with an RV pad, wiring for a hot tub, Air Conditioning and lastly- a transfer panel to run the home off a generator should the need ever arise. Parks and greenery adorn the neighbourhood of Creekview. Â Creekview a very family friendly neighbourhood with beautiful park space, easy access to walking trails and Â multiple schools in close proximity



- incl. a BRAND NEW Highschool just 2 minutes away. The Valley, the Trestle Bridge and all of Camrose' glorious trails & parks are just a step away and the countryside is at your doorstep.

Built in 2011

### Essential Information

MLS® #	A2248193
Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	0.01
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3307 52nd Street
Subdivision	Creekview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4E2

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
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Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Storage, RV Hookup
Lot Description	Back Yard, City Lot, Cul-De-Sac, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 12th, 2025
Days on Market	7
Zoning	R1

## Listing Details

Listing Office	Alberta Realty Inc.
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