

\$549,000 - 6611 33 Avenue, Camrose

MLS® #A2262390

\$549,000

4 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.16 Acres

Century Meadows, Camrose, Alberta

Nestled in a lovely, mature crescent in Century Meadows, you'll find this one owner home, built by the family that lives here. And that's where the story begins. But, it's not just like any other house ... it's what you can see, but it's also what you CAN'T see. Let's start with Triple Pane Low E WINDOWS, R 38 Structural Insulated Panel (SIP) WALLS (both levels and garage is a 4.5" wall and R 26), R 60 blown in INSULATION in the ceiling AND low maintenance Stucco Exterior. And the result is incredible ENERGY EFFICIENCY!!! Now for the beautiful home: 1328 sq ft bungalow, built in 2003 with the main floor offering some openness in the living area, a bright home office by the front entrance, a handy back entry also housing the laundry area, spare bedroom, main washroom AND of course the primary bedroom with WIC and a 3 pc. ensuite washroom (enjoying the view to the back yard). Just off the dining area, you'll be delighted to step out on the covered, south-facing deck and then on to the 2nd level uncovered deck, enjoying shade or the sunshine. From there you can enjoy the beautiful landscaping, take a stroll through the mulch pathway enjoying the shrubs and trees and appreciate the underground sprinklers, no maintenance fence & deck AND the storage under the deck. Back in the home, the staircase is in the middle of the home, and welcomes you down to a HUGE family room and then on to a storage room, a wine room (with sink), 2 good-sized bedrooms (one with a



WIC), a 3 pc. washroom, as well as another "bonus" room for whatever you would like. We should mention that there was a new Baxi combination boiler installed in 2020 providing the in-floor heat and hot water on demand, and new shingles were installed in 2022. And last but not least, you're sure to appreciate the double attached (22'6"x24') heated garage in all types of weather.

Built in 2003

Essential Information

MLS® #	A2262390
Price	\$549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,328
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6611 33 Avenue
Subdivision	Century Meadows
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4W9

Amenities

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

Interior

Interior Features	Central Vacuum
Appliances	See Remarks
Heating	In Floor, Hot Water, Boiler, High Efficiency
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Other
Foundation	See Remarks

Additional Information

Date Listed	October 6th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
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