

# \$439,000 - 19, 5405 39 Avenue, Camrose

MLS® #A2165723

## \$439,000

3 Bedroom, 3.00 Bathroom, 1,183 sqft  
Residential on 0.13 Acres

Parkview Ravines, Camrose, Alberta

Wow! A property like this doesn't come along very often! This immaculate home is situated in the coveted Park View Ravines which is only a few steps away from the Stoney Creek Valley and Stoney Creek Centre. Overlooking the picturesque valley of Stoney Creek, this 3 bedroom, 3 bath home with a walkout basement is one of only 3 detached condo units in Park View Ravines. From the moment you pull up to this home, you'll love the amazing flowers that line the front sidewalk that leads you up to the front door. As you walk inside you'll appreciate the vaulted ceilings and the expansive eat-in kitchen with pantry and large island with breakfast bar. You'll truly appreciate the layout of this amazing home with its spacious living area with corner fireplace and deck access to its enormous primary bedroom with pass through closets and 4 piece ensuite! Completing the main floor is a sizeable spare bedroom, 3 piece bath and main floor laundry. In the walkout basement you'll discover a cavernous den area, spare bedroom with walk-in closet and a large office/craft room. With lots of natural light, a condo board that takes care of mowing the lawn and shoveling the snow, a stone's throw to the amazing walking trails that Camrose has to offer, this home checks all the boxes!

Built in 2006

## Essential Information



MLS® #	A2165723
Price	\$439,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,183
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	19, 5405 39 Avenue
Subdivision	Parkview Ravines
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5B6

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Natural Gas, Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	City Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 15th, 2024
Days on Market	226
Zoning	R2

## Listing Details

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