

# **\$589,000 - 6810 38 Avenue, Camrose**

MLS® #A2209730

**\$589,000**

5 Bedroom, 4.00 Bathroom, 1,921 sqft  
Residential on 0.18 Acres

Southwest Meadows, Camrose, Alberta

The perfect family home. This meticulously maintained 5 bed, 4 bath home, sitting on one of the biggest lots in the neighborhood, offers the perfect blend of comfort, functionality and style. The generously sized entrance area leads into a beautiful open concept kitchen/dining/living area. The beautiful living room with gas fireplace, flows into the spacious dining room, and the gorgeous chef's kitchen with large island, quartz countertops, pantry and high-end appliances. On your way upstairs, you will discover a huge bonus room that gives plenty of space for additional family activities. The upstairs features 2 good size bedrooms, a 4 pc bathroom and the huge master bedroom with large 4 pc en-suite bathroom. Coming into the house from the attached garage, you will find a spacious back entrance area was main floor laundry and a two-piece bathroom. The fully finished basement offers 2 bedrooms, a god sized rec-room, 4 pc bathroom and plenty of storage space. Some of the many outside features include RV parking, extra parking space, large covered deck and front porch, a high-end gazebo to cover the hot tub, the beautifully in landscaped front and backyard and convenient access from the paved back alley. The huge (!) and fully fenced backyard offers plenty of space for the family to enjoy. All this in a great neighborhood. Just the complete package, move-in ready to be enjoyed.

Built in 2007



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209730    |
| Price          | \$589,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,921       |
| Acres          | 0.18        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6810 38 Avenue    |
| Subdivision | Southwest Meadows |
| City        | Camrose           |
| County      | Camrose           |
| Province    | Alberta           |
| Postal Code | T4V 5B7           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Stove, Instant Hot Water              |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                 |
| Has Basement      | Yes                                                                                                                                      |

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line  
Lot Description        Low Maintenance Landscape, Pie Shaped Lot  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 9th, 2025  
Days on Market        12  
Zoning                    R1

**Listing Details**

Listing Office            Central Agencies Realty Inc.

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