

# **\$379,000 - 5306 58 Streetclose, Camrose**

MLS® #A2196154

**\$379,000**

3 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.10 Acres

Poplar Grove, Camrose, Alberta

Discover your perfect retreat in this peaceful and private adult living community, nestled at the end of a quiet cul-de-sac surrounded by mature trees and a tranquil creek. With direct access to parks and trails, and conveniently located near shopping and Camrose's historic downtown, this home offers the ideal balance of serenity and accessibility. A charming central gazebo provides a delightful gathering spot, fostering connections in this friendly neighborhood.

This spacious 3-bedroom, 3-bathroom half-duplex features 1,048 sq. ft. of thoughtfully designed living space. Step onto the large back deck, perfect for entertaining or relaxing while enjoying the sights of wildlife grazing along the backyard greenspace. Inside, the inviting entryway flows into an open-concept dining and living area, ideal for hosting family and friends. The kitchen is both functional and stylish, featuring solid wood cabinetry and a versatile island with extra seating. The attached double garage offers secure parking and convenient home access.

The bright and airy primary bedroom overlooks the serene greenspace and includes an updated 3-piece ensuite with a walk-in shower and dual closets for added storage. A secondary main-floor bedroom, which can also serve as an office, and a full bathroom with a shower enhance the home's versatility. Completing the main level is a practical



laundry area for added convenience.

The fully finished lower level provides even more living space, including a cozy family room, a third bedroom, and a 3-piece bathroomâ€”perfect for hosting guests. A large utility room with ample storage and recent updates, including upgraded plumbing and a new hot water tank, ensure the home is move-in ready.

This immaculate home combines comfort, low-maintenance living, and community charm. Itâ€™s the perfect place to relax, unwind, and enjoy life at its best!

Built in 1994

**Essential Information**

MLS® #	A2196154
Price	\$379,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,088
Acres	0.10
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	5306 58 Streetclose
Subdivision	Poplar Grove
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4M9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Pie Shaped Lot, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 25th, 2025
Days on Market	68
Zoning	R2

### Listing Details

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