

\$599,900 - 3317 52b Street, Camrose

MLS® #A2251417

\$599,900

4 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.15 Acres

Creekview, Camrose, Alberta

Discover this beautiful 4-bedroom, 3-bathroom home nestled in the lovely family neighborhood of Creekview. Featuring a HEATED TRIPLE CAR GARAGE, this residence offers both comfort and convenience. Step inside to a vaulted, open entrance that welcomes you into a bright living area, seamlessly flowing to the kitchen and dining space. The cream coloured hardwood flooring makes it easy to keep clean. The kitchen boasts stunning white cabinetry, granite countertops, an expansive island, and stainless steel appliances—perfect for family gatherings and entertaining. The main floor provides direct access to a covered deck, ideal for outdoor living, with gas bbq hook-up and an adjacent hot tub for ultimate relaxation. The top-level primary bedroom suite offers ample space, a chic 4-piece ensuite with a 5â€™™ walk-in shower, and a generous walk-in closet.

Additional features of the main floor include two more bedrooms and another 4-piece bathroom. The fully finished basement offers a perfect retreat, ideal for relaxing and recreation, along with a large fourth bedroom, a 4-piece bathroom, a tucked-away den, and ample storage space. Outside, enjoy a sizeable yard complete with extra storage, a gazebo, and shed —perfect for the dog and kids to play. RV owners will appreciate parking available on the north side of the house. This exceptional home comes with central Air Conditions to boot. Backing onto the central Creekview park, you will see many families



enjoying the playground and green space in the summer, as well as the small tobogganing hill in the winter. Across the street is your direct access to the Camrose valley trails. Off leash dog walking is in immediate proximity as well. This well appointed home with its many upgrades, an oversized garage, and in a very desirable location is the ideal place for your family to thrive.

Built in 2013

Essential Information

MLS® #	A2251417
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,572
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	3317 52b Street
Subdivision	Creekview
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5G7

Amenities

Parking Spaces	3
Parking	Heated Garage, RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Granite Counters, Kitchen Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Backs on to Park
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	14
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

