

\$559,000 - 6808 38 Avenue, Camrose

MLS® #A2196713

\$559,000

5 Bedroom, 3.00 Bathroom, 1,665 sqft
Residential on 0.16 Acres

Southwest Meadows, Camrose, Alberta

Nestled in the highly sought-after Southwest Meadows neighborhood, this exceptional bi-level home offers the perfect blend of luxury, comfort, and functionality for a growing family. With its thoughtfully designed layout and high-quality finishes, this residence promises to meet all your needs and more.

Key Features:

Spacious Main Floor: Enjoy a generous living area that effortlessly flows into the dining space and modern kitchen. The main level also includes a convenient laundry room, a stylish 4-piece bathroom, and two large bedrooms with oversized closets. Step outside to the deck for additional outdoor living and entertaining space.

Luxurious Primary Suite: Located above the garage, the primary suite is a true retreat. This expansive space accommodates all your larger furnishings and includes a walk-in closet and a spa-like 4-piece ensuite with a separate shower and a soaker tub.

Fully Finished Basement: The lower level is a haven for relaxation and entertainment. Featuring a large family room/recreation area with a full wet bar, bar fridge with wine storage, and an extra dishwasher, it's perfect for hosting gatherings. A full spa-like bathroom with heated floors adds to the retreat feel, and two additional bedrooms along with ample



storage space complete this versatile lower level.

High-End Upgrades: This home is equipped with top-tier features including upgraded high-end appliances, A/C, a security system, a central humidifier, built-in surround sound, central vacuum, and a smart thermostat. These details highlight the quality and care put into every aspect of the home.

Outdoor Oasis: The large, fully fenced yard includes garden boxes, a rain barrel watering system, a shed, and plenty of lower patio space for entertaining. Enjoy year-round convenience with an oversized double garage providing ample parking.

This property truly offers everything you could wish for. Don't miss the opportunity to make this stunning house your forever home.

Built in 2007

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2196713 |
| Price | \$559,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,665 |
| Acres | 0.16 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6808 38 Avenue |
| Subdivision | Southwest Meadows |

| | |
|-------------|---------|
| City | Camrose |
| County | Camrose |
| Province | Alberta |
| Postal Code | T4V 5B7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances | Bar Fridge, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Rain Barrel/Cistern(s) |
| Lot Description | Back Lane, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | February 24th, 2025 |
| Days on Market | 18 |
| Zoning | R1 |

Listing Details

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