

# \$549,000 - 5209 33a Avenue, Camrose

MLS® #A2242453

**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.13 Acres

Creekview, Camrose, Alberta

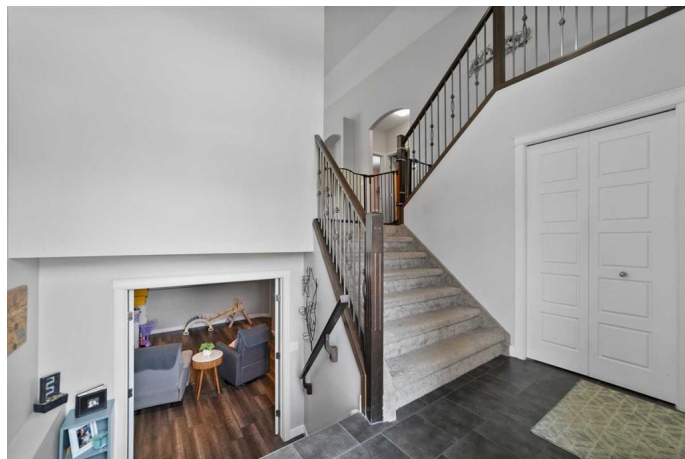
Welcome to your dream home in the sought-after Creekview neighbourhood of Camrose! Thoughtfully finished from top to bottom, this property is ready for you to move in and enjoy. The moment you step inside, you'll appreciate the spacious front entry and extra-wide stairs—making moving in (and daily life) a breeze. The main floor features a bright and open-concept design with the kitchen, dining, and living areas seamlessly connected—perfect for entertaining or family living. Two bedrooms and a full 4-piece bathroom complete the main level. Just a few steps up, you'll find a private retreat in the primary suite, featuring a generous walk-in closet and a full ensuite. The fully finished basement adds incredible value with a large family room, two additional bedrooms, a 3-piece bathroom, laundry facilities, and ample storage space. Outside, you'll love the expansive deck, covered storage area, fully fenced yard with mature trees for privacy, RV parking, and an attached double garage. With central A/C to keep you cool and every detail taken care of, this is the total package in one of Camrose's most desirable communities.

Built in 2012

## Essential Information

MLS® #                   A2242453

Price                     \$549,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,324             |
| Acres          | 0.13              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5209 33a Avenue |
| Subdivision | Creekview       |
| City        | Camrose         |
| County      | Camrose         |
| Province    | Alberta         |
| Postal Code | T4V4E2          |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Double Garage Attached, Heated Garage, RV Access/Parking |
| # of Garages   | 2                                                        |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings     |
| Heating           | Forced Air                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage |
| Lot Description   | Back Yard, Garden, Landscaped       |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt         |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | R1              |

**Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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.