

# \$569,000 - 6223 30 Avenue, Camrose

MLS® #A2199640

## \$569,000

5 Bedroom, 3.00 Bathroom, 1,566 sqft  
Residential on 0.30 Acres

Century Meadows, Camrose, Alberta

Spacious 5-Bedroom Home + Bonus Room in a Family-Friendly Crescent!

Your family is going to love this spacious 5-bedroom, 3-bathroom home with a double attached garage! Thoughtfully designed with vaulted ceilings, large windows, and a cozy fireplace, this home offers a warm and inviting atmosphere from the moment you walk in.

Main Floor Highlights:

- \*Bright & Open Living Space â€“ Vaulted ceilings and plenty of natural light
- \* Cozy Fireplace â€“ Perfect for relaxing evenings
- \* Well-Equipped Kitchen â€“ Features brand-new stainless steel appliances (2025), including a fridge, dishwasher, microwave, and cooking stove. The kitchen also offers a spacious island and a convenient pantry for extra storage
- \* Dining Area with Backyard Access â€“ A handy door leads to a large, fully fenced yard with a deck and firepit area
- \* Two Spacious Bedrooms â€“ Conveniently located on the main level
- \* Luxurious 5-Piece Bathroom â€“ Features a Jacuzzi tub

Private Upper-Level Retreat:

- \* Primary Bedroom â€“ A spacious oasis with a walk-in closet and a 4-piece ensuite

Fully Developed Basement:

- \* Two Bedrooms â€“ Perfect for family members or guests
- \* Additional Bonus Room â€“ Can be used as a home office, gym, playroom, or storage



- \* 3-Piece Bathroom â€“ Stylish and functional
- \* Updated Basement Flooring & Drywall (2024 & 2025) â€“ Fresh and move-in ready

Recent Upgrades for Comfort & Convenience:

- \* New Roof (Shingles, 2023) â€“ A major upgrade already taken care of
- \* New Fence (2023) â€“ Safe and private for kids and pets
- \* Garage Door Opener with Camera (2023) â€“ Added security and convenience
- \* New Air Conditioner (2024)
- \* WiFi-Enabled Thermostat (2024) â€“ Smart home energy efficiency
- \* Furnace, Air Ducts & Central Vacuum Cleaned (2025) â€“ Cleaned annually
- \* Brand-New Stainless Steel Kitchen Appliances (2025): Refrigerator, Dishwasher, Microwave, and Cooking Stove

Outdoor & Location Perks:

- \* Large Pie-Shaped Lot â€“ Plenty of space for outdoor activities
- \* Fully Fenced Yard with Deck & Fire Pit â€“ Perfect for entertaining or relaxing
- \* Quiet Crescent Location â€“ Safe and peaceful for families
- \* Steps from Jack Stewart School & Local Parks â€“ Easy access to schools and green spaces
- \* Just 2.5 km to Shopping & Groceries â€“ Convenience at your doorstep

This beautifully maintained home combines space, comfort, and recent updatesâ€”perfect for a growing family.

Built in 2004

## Essential Information

MLS® #	A2199640
Price	\$569,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3

Square Footage	1,566
Acres	0.30
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	6223 30 Avenue
Subdivision	Century Meadows
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4V7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Irregular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 10th, 2025

Days on Market        25

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.