

# \$549,000 - 6223 30 Avenue, Camrose

MLS® #A2199640

## \$549,000

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 “ Stylish and functional
  - \* Updated Basement Flooring & Drywall (2024 & 2025) “ Fresh and move-in ready
- Recent Upgrades for Comfort & Convenience:
- \* New Roof (Shingles, 2023) “ A major upgrade already taken care of
  - \* New Fence (2023) “ Safe and private for kids and pets
  - \* Garage Door Opener with Camera (2023) “ Added security and convenience
  - \* New Air Conditioner (2024)
  - \* WiFi-Enabled Thermostat (2024) “ Smart home energy efficiency
  - \* Furnace, Air Ducts & Central Vacuum Cleaned (2025) “ Cleaned annually
  - \* Brand-New Stainless Steel Kitchen Appliances (2025): Refrigerator, Dishwasher, Microwave, and Cooking Stove
- Outdoor & Location Perks:
- \* Large Pie-Shaped Lot “ Plenty of space for outdoor activities
  - \* Fully Fenced Yard with Deck & Fire Pit “ Perfect for entertaining or relaxing
  - \* Quiet Crescent Location “ Safe and peaceful for families
  - \* Steps from Jack Stewart School & Local Parks “ Easy access to schools and green spaces
  - \* Just 2.5 km to Shopping & Groceries “ Convenience at your doorstep
- This beautifully maintained home combines space, comfort, and recent updates“perfect for a growing family.

Built in 2004

Essential Information

MLS® #	A2199640
Price	\$549,000
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, Few Trees, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 10th, 2025  
Days on Market        78  
Zoning                      R1

**Listing Details**

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

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