

# \$525,000 - 5209 33a Avenue, Camrose

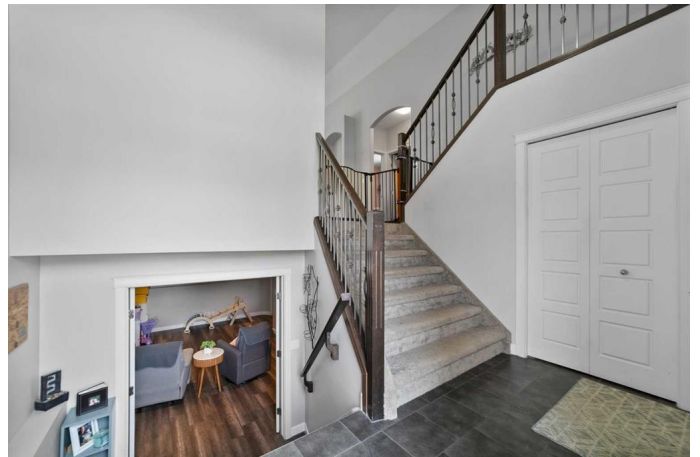
MLS® #A2242453

**\$525,000**

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, youâ€™ll appreciate the spacious front entry and extra-wide stairsâ€”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 connectedâ€”perfect for entertaining or family living. Two bedrooms and a full 4-piece bathroom complete the main level. Just a few steps up, youâ€™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, youâ€™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 Camroseâ€™s most desirable communities.



Built in 2012

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2242453  |
| Price  | \$525,000 |

|                |                   |
|----------------|-------------------|
| 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, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), French Door |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked     |
| 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 | 38              |
| Zoning         | R1              |

**Listing Details**

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

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