

# **\$949,830 - 3701 68 A Street W, Camrose**

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MLS® #A2224129

**\$949,830**

5 Bedroom, 4.00 Bathroom, 3,156 sqft  
Residential on 0.24 Acres

Southwest Meadows, Camrose, Alberta

ONE OF A KIND, highly energy efficient, deluxe custom built home. This home was built to the highest standards, composite siding, foam insulation, three pain windows, solid wood doors, composite (zero maintenance) front and back deck's and on demand hot water. Appealing to the homeowners gas and electricity bills.

No neighbors to the east or south of your home, nothing but green space.

The home utilizes the size of the property to its greatest extent maximising the balance between natural light, whilst maintaining privacy.

As you enter the home into the grand foyer, the extra wide staircase takes you to three bedrooms all with large walk-in closets, two bathrooms, laundry facility, and bonus room, making moving furniture a breeze. The bonus room offers a great space for movie night, study space, or the perfect play area for the kids.

The Primary bedroom has a large walk-in-closet, sitting area, and a very sunny en-suite with a spa-like feel. After a long day the soaker tub and walk-in shower are warm and welcoming.

The main level offers an open kitchen with custom built cabinets matching corian



countertops throughout the home, and living area. A beautiful dining room is accessible via the butler's pantry adjacent to the library (formal living room) both the dining room and library are designed with tastefully done wainscotting.

The attached THREE CAR garage include (water tap for cleaning vehicles or bigger projects, 220 amp vault, and gas) costumed designed with a drive through door for easy access to the fully fenced in big beautiful yard. This fantastic yard full of trees is great for entertaining, stone patio for sidewalk chalk, or lounging on a hammock under the sun. The covered deck off of the kitchen makes bbqing a breeze. Attached to the garage is an oversized boot room leading into the kitchen.

From the main level the basement is accessible via another oversized staircase. The basement has two bedrooms, both with large closets, a bathroom with a large walk in steam shower, and a great recreational space.

The mechanical room was left deliberately large to provide any additional storage required. If looking for storage space this home has all you need, large sized closetâ€™s, butlerâ€™s pantry, two additional pantries, and storage under the stairs.

This exquisite turn key home is located in a quiet cul-de-sac on the west side of the city, walking distance to parkâ€™s, schoolâ€™s, and ball diamonds. Looking for its new owners to call home.

Built in 2010

## **Essential Information**

MLS® #	A2224129
Price	\$949,830
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,156
Acres	0.24
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3701 68 A Street W
Subdivision	Southwest Meadows
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 5B7

### Amenities

Parking Spaces	9
Parking	Front Drive, Insulated, 220 Volt Wiring, Concrete Driveway, Drive Through, Garage Door Opener, Garage Faces Front, Paved, See Remarks, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Ceiling Fan(s), Soaking Tub, Tankless Hot Water, Track Lighting
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Electric Oven, Tankless Water Heater, Warming Drawer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Glass Doors, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Permeable Paving, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Cul-De-Sac, Fruit Trees/Shrub(s), Many Trees, Pie Shaped Lot
Roof	Asphalt/Gravel
Construction	Concrete, Brick, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 26th, 2025
Days on Market	108
Zoning	R1

## Listing Details

Listing Office	Royal LePage Rose Country Realty
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