

## \$450,000 - 6403 30 Ave, Camrose

MLS® #E4446561

**\$450,000**

5 Bedroom, 3.50 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Century Meadows (Camrose), Camrose, AB

Welcome to Century Meadows! This spacious and freshly painted 5-bedroom, 3.5-bathroom two-storey home offers the ideal blend of comfort, functionality, and location—perfect for growing families or those who love to entertain. The main floor features a bright and open layout with a large living/dining area and a cozy family room with a gas fireplace. The functional kitchen includes ample cabinetry, a central island, and direct access to the back deck—great for entertaining. Upstairs, you'll find three generous sized bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite, plus an additional bathroom with jet tub. The fully finished basement adds two more bedrooms, a full bath, and a rec room—great for guests or a growing family. Additional highlights include a double attached garage, RV parking, a partially fenced yard and a quiet location with no houses behind! Situated close to schools, parks, playgrounds, and walking trails, this home truly has it all.

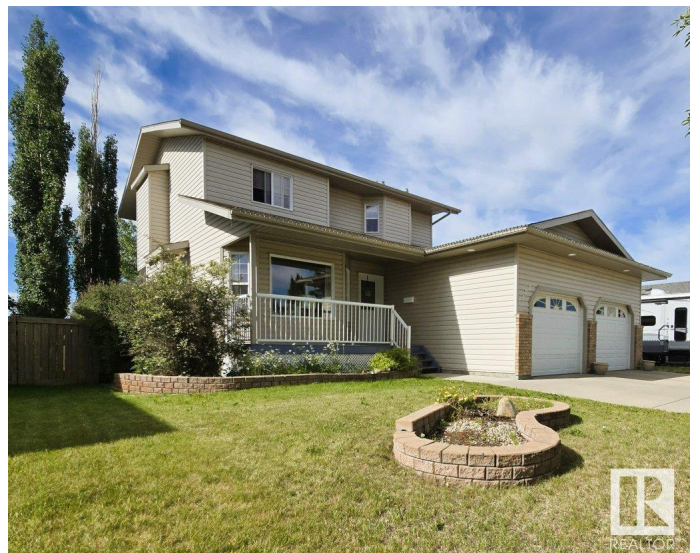
Built in 2004

### Essential Information

MLS® # E4446561

Price \$450,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,719                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6403 30 Ave               |
| Area        | Camrose                   |
| Subdivision | Century Meadows (Camrose) |
| City        | Camrose                   |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T4V 4V7                   |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Deck, Fire Pit, Front Porch                               |
| Parking   | Double Garage Attached, Insulated, Over Sized, RV Parking |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                        |
| Fireplaces        | Mantel, Oak Surround, Tile Surround                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Brick, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 80        |

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Listing information last updated on August 4th, 2025 at 4:02am MDT