

## **\$338,000 - 3409 Erickson Drive, Camrose**

MLS® #E4440090

**\$338,000**

5 Bedroom, 2.00 Bathroom, 1,048 sqft  
Single Family on 0.00 Acres

Century Meadows (Camrose), Camrose, AB

This LEGALLY SUITED, 5 bedroom home is a MONEY MAKER & would make the perfect addition to your rental portfolio, or the ideal place for a FRIST TIME home BUYER to SUPPLIMENT A MORTGAGE. Situated on a quiet street, in a family-friendly subdivision, this home is packed with upgrades. Offering 1040 SQFT, this home comes with a upgraded METAL ROOF, on both the house & the double garage. The fenced backyard comes w/ a large deck & is the perfect place to wind down after a long day. The main level comes w/ 3 bedrooms, a beautiful renovated kitchen, a functional layout & upstairs laundry. The basement features a FULL SUITE w/ 2 bedrooms, a full kitchen, laundry & 3-pc bathroom. Other upgrades include NEWER WINDOWS! Renovated to incorporate quiet rock drywall, acoustic glue, safe & sound insulation. A Heat Recovery Air Exchanger to reduce energy consumption. Natrual Gas BBQ hook up and walking distance of an abundance of schools of all levels, walking paths and parks. Don't miss the great opportunity.

Built in 1980

### **Essential Information**

MLS® #	E4440090
Price	\$338,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,048
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3409 Erickson Drive
Area	Camrose
Subdivision	Century Meadows (Camrose)
City	Camrose
County	ALBERTA
Province	AB
Postal Code	T4N 3X1

### Amenities

Amenities	Deck, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Metal
Construction	Wood
Foundation	Concrete Perimeter

**School Information**

Elementary	St. Patrick Cathic
Middle	Lady Mount Pleasant Drive
High	Lady Mount Pleasant Drive

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	Zone 80

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