



5218 53A Avenue  
Camrose, Alberta

MLS # A2280976



**\$289,000**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** 8x8 shed

Step into this well kept bungalow and into a south facing living room filled with natural light. The kitchen features stainless steel appliances and bright French doors that open onto a huge two tiered deck, keeping the space light and connected to the outdoors. One bedroom includes built in desk and storage, ideal for a home office or guest room, and the main level is completed by a 4-piece bathroom and primary bedroom. The basement offers an open, flexible layout, with a back room that works well as a large bedroom, workout space, or additional storage. Outside, enjoy a private backyard, RV parking, single garage, and 8' x 8' tall shed. This home is bright, low maintenance, and ready for its next owner.