



**5205 56 Street  
Camrose, Alberta**

**MLS # A2293537**



**\$332,500**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to this fantastic bungalow situated on a huge double lot, offering incredible space and endless potential. Located on a quiet street, this property is perfect for families, investors, or anyone looking for room to grow. The main floor features a bright and spacious living room filled with natural light, along with 3 bedrooms with all new windows that enhance both efficiency and style. The functional layout offers tons of storage, making everyday living easy and organized. Downstairs, you'll find even more living space with large rec room and games area with a built-in bar- perfect for entertaining. The basement also includes an additional bedroom, 3 piece bathroom, cold room, and large flex space! Outside, the expansive yard is the true highlight, featuring large garden, double garage, and plenty of room for RV parking. Whether you're looking for a solid investment opportunity or a place to call home, this property checks all the boxes.