



**5409 50 Avenue
Camrose, Alberta**

MLS # A2303605



\$297,000

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	981 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: 2 Fridges, 2 Stoves, Washer, Dryer, Portable Dishwasher, Blinds, 1 Garage Door Opener, Living Room TV Bracket, Garage Shelving

Close to Downtown Camrose you'll find this Charming Home! The white picket fence welcomes you to the property and as you move in, you'll see the side yard to the East, perfectly nestled in the trees. There are few steps up to the main level, which means the home is up and out of the ground bringing BIG basement windows. The main level shows some of the original rounded archways, beautiful wood trim, neat ceiling details and hardwood flooring. There's ample living area, kitchen overlooking the back yard, 2 bedrooms and a 4 pc. washroom. p.s. don't you love it when the bedrooms have TWO windows, giving lots of light? There's a handy side entrance to both the main floor and the basement area. At the bottom of the stairs is storage, utility room and the laundry area. Then, a door to another living space ... kitchen, living room, bedroom and 4 pc. washroom. The home has seen NEW vinyl windows. In the back yard, you'll find a modest single garage which could store a vehicle or belongings, a 24'x24' garage (not heated and wiring isn't hooked up) AND extra parking!!!