



**5015 52A Street  
Camrose, Alberta**

**MLS # A2305313**



**\$204,000**

<b>Division:</b>	Downtown Camrose		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vinyl Windows, Wood Windows		

**Inclusions:** fridge, stove, stackable washer/dryer (all appliances as-is)

Step into the charm and opportunity of this 880 sq ft home, ideally zoned R4 and perfectly positioned to enjoy the energy of downtown living. With shops, coffee spots, and restaurants just a short walk away, this location offers a lifestyle that's hard to beat. Whether you're a first-time buyer or an investor looking for your next project, this vacant home is ready for its next chapter. Inside, you'll find a bright and welcoming space with plenty of large windows, tall ceilings, and a living and dining area full of character. The main floor features a functional kitchen, a 4-piece bathroom, and convenient stackable laundry just off the kitchen. Two bedrooms complete the layout, along with both front and side entrances and a side deck for easy outdoor access. The fenced yard is a great space for entertaining or pets, and there's a parking pad. One of the home's fun features is the staircase tucked inside the primary bedroom closet, leading to an attic space with exciting potential for future development. Downstairs, the basement offers access to the home's utilities and is best suited for storage rather than living space. This property is a great opportunity for those with vision to make it their own in a location that truly delivers.