



**4404 52 Street  
Camrose, Alberta**

**MLS # A2306536**



**\$497,000**

<b>Division:</b>	Augustana		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** Fridge, Stove, Portable Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Remote, Sump Pump, White Kitchen Cabinets

This could be the one you've been waiting for! Consider waking up each morning to the unobstructed view of Jubilee Park and enjoying your first cup of coffee on the spacious deck?! Then throughout the day, enjoy biking, walking or running the miles of trails right outside your front door! This property is extra special for so many reasons! 1) The stunning hardscaping on the front of the home, leading you in. 2) The big living room windows and window seat to enjoy the view 12 months of the year. 3) 1450+ square feet of main floor living area including 3 bedrooms and main bath. 4) A recent addition of a sunken family/sun room built in 2008, complete with a cozy wood-burning fireplace and back entry. The basement offers a HUGE rec/family room, 2 more bedrooms and a 3 pc. washroom with in-floor heat. This home saw new shingles in 2009, hot water on demand 2022, a new sewer line, and main floor new double and triple pane windows. There's ample room to enjoy the outdoors with the East & South decks and back yard. An insulated 24'x24' double garage and extra parking spots complete the property. p.s. the East side of the garage is heated AND the garage was lifted and a new concrete pad poured