



GRASSROOTS
REALTY GROUP

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5228 47 Street
Camrose, Alberta

MLS # A2309798



\$289,900

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	840 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating: Forced Air

Floors: Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Perfect for first-time home buyers or as an excellent investment opportunity, this charming 4-bedroom bungalow is ideally located close to downtown Camrose and nearby schools. The main level features a cozy open-concept layout with a bright living room, kitchen, and dining area, complete with a handy pantry for extra storage. You'll also find two comfortable bedrooms and a 4-piece bathroom on the main floor. The fully finished lower level offers two additional good-sized bedrooms, a family room, laundry area, and another 4-piece bathroom. Outside, enjoy a large yard with plenty of space for family, pets, or entertaining, along with the convenience of a double car garage.