



GRASSROOTS
REALTY GROUP

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4702 51 Street
Camrose, Alberta

MLS # A2315721



\$440,000

Division:	Augustana		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,288 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscap		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum, Wood

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: 25

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Stand up Freezer, Washer, Dryer, Window Covers

Location, location, location! Situated just blocks from the University of Alberta Augustana Campus, one block from Co-op and all downtown amenities, this fantastic property backs onto green space and is located directly north of Jubilee Park with immediate access to the beautiful valley trails system. This spacious home offers plenty of value and versatility with five bedrooms and an ideal layout for families, students, or anyone who appreciates an unbeatable location. Major updates include a newer roof (2023) and hot water tank (2021). Step inside and enjoy the bright main floor living space filled with natural light from the large west-facing windows. The expansive kitchen features loads of counter space and opens seamlessly to the dining area, large enough to host family gatherings and holiday celebrations with ease. The main floor also offers three bedrooms, including a generous primary bedroom complete with a convenient 2-piece en suite, a full 4-piece bathroom, plus an abundance of storage closets and cupboards throughout. Downstairs, the walk-out basement provides even more functional living space with a bright and open rumpus room, a 3-piece bathroom, designated storage areas, and a spacious laundry room. The attached single garage has been converted into two additional bedrooms, creating a rare five-bedroom setup with excellent flexibility for large families or student living potential. Outside, you'll love the wraparound deck spanning the east and south sides of the home — the perfect place to enjoy sunny mornings and shaded summer evenings beneath the mature trees. Gas BBQ hook up for added convenience. The yard also features a cozy firepit area ready for entertaining, along with loads of parking space suitable for multiple vehicles and RV storage. Lots to love with this ideally located property in one of

Camrose's most desirable areas — perfect for Augustana students, families, or anyone looking to enjoy an exceptional lifestyle close to parks, trails, downtown amenities, and campus living.