



**4201 50 Avenue  
Camrose, Alberta**

**MLS # A2316791**



**\$289,000**

<b>Division:</b>	Poplar Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters		

**Inclusions:** Fridge (2), Stove (2), Washer

Welcome to this bright and inviting 4-bedroom, 2-bathroom bungalow situated on a desirable corner lot, just steps from Sifton School and Charlie Killam School. This freshly updated home with trendy design features, offers plenty of space for growing families, or those seeking flexible living arrangements. Inside, you'll appreciate the many recent updates, including fresh paint, new flooring, and an updated kitchen that creates a modern and welcoming atmosphere. Large windows throughout the home fill the living spaces with natural light, while the generously sized bedrooms on both levels provide comfort and functionality. The fully developed basement offers exceptional versatility with larger-than-average windows and an additional kitchenette, making it ideal for extended family, guests, a roommate setup, or a variety of recreational uses. Outside, the fully fenced south-facing backyard is a sunny retreat perfect for gardening, entertaining, or watching the kids play. A single detached garage and corner lot location add convenience and extra outdoor space. This turn-key home combines thoughtful updates, flexible living options, and an unbeatable location close to schools, parks, and amenities.