



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5223 46 Street
Camrose, Alberta**

MLS # A2319101



\$220,000

Division:	Rosebud		
Type:	Residential/House		
Style:	Bungalow		
Size:	780 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Gazebo, Lawn, Recta		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Dugout	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Piling(s)	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Washer/dryer, refrigerator, electric stove, microwave, garage door opener and remotes, window coverings, gazebo, keys

Looking to simplify without sacrificing comfort? This charming bungalow may be exactly what you've been searching for. Offering 760 sq/ft of thoughtfully designed living space, this home proves that bigger isn't always better. Every square foot is put to good use, creating a practical and comfortable layout that's ideal for downsizers, retirees, first-time buyers, or anyone looking for easy, low-maintenance living. From the moment you arrive, the curb appeal stands out. The durable stucco exterior, welcoming front porch, and tidy entry create a warm first impression and a place you'll be proud to call home. Inside, the bright living room flows seamlessly into the eat-in kitchen, creating an inviting space for everyday living and entertaining. Fresh paint throughout, updated vinyl windows, and vinyl plank flooring installed approximately 2-3 years ago give the home a clean, modern feel while maintaining its cozy character. The kitchen serves as the heart of the home and provides access to the laundry room, which offers additional storage and leads to two functional bedrooms. On the opposite side of the kitchen you'll find the rear entry and a clean, well-maintained 4-piece bathroom. Nothing here is flashy or overdone just a home that has been cared for with pride and designed to work well for everyday life. With no basement to maintain, day to day living couldn't be much simpler. Major updates include a hot water tank replaced approximately 3 years ago and a furnace approximately 15 years old, providing peace of mind for years to come. Situated on two lots, the yard offers plenty of room to enjoy without being overwhelming. A fenced backyard features space for a garden, a gazebo area for relaxing with family and friends, and a convenient sliding gate that allows access for RV parking or additional vehicles. The double detached garage is a standout feature. Only 13 years

old, it features a steel insulated overhead door, wood flooring, and still carries that unmistakable newer garage feel. Add insulation and heat and you'll have an excellent workshop, hobby space, or year-round parking solution. Affordable, move-in ready, and exceptionally well maintained, this is the kind of property many buyers spend months waiting to find. If you've been searching for a home that offers comfort, practicality, and pride of ownership in a manageable package, this one deserves a place on your must-see list.