



**5217 53A Avenue
Camrose, Alberta**

MLS # A2320012



\$225,000

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	860 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Move right in and start making memories in this charming 860 sq. ft. bungalow, thoughtfully updated and ready for its next owner. Fresh paint, new laminate flooring, and new carpet create a bright, welcoming atmosphere throughout. The home features 4 bedrooms—2 on the main floor and 2 downstairs—along with a full bathroom on each level, providing plenty of space for a growing family, guests, or a home office setup. Outside, you’ll appreciate the fully fenced backyard, surrounded by mature trees that offer privacy and a peaceful setting. The covered courtyard is the perfect spot to enjoy your morning coffee, entertain friends, or relax after a long day. Best of all, the yard is designed for low-maintenance living, giving you more time to enjoy your home. Additional highlights include: * Single-car garage * Fresh paint throughout * New laminate and carpet * Covered backyard courtyard * Mature trees and privacy * Fully fenced yard * Shingles replaced approximately 3 years ago Affordable, move-in ready, and full of charm—this is an excellent opportunity for first-time buyers, downsizers, or investors alike. Don’t miss your chance to make this wonderful property your own!