



**GRASSROOTS**  
REALTY GROUP

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**55 Edgewood Drive  
Camrose, Alberta**

**MLS # A2320983**



**\$439,900**

<b>Division:</b>	Century Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Covers, Shed, Hot Tub (As Is)

Welcome home to this spacious and well-maintained bungalow offering 5 bedrooms, 3 bathrooms, and plenty of room for the growing family. This property combines practical updates with a functional layout designed for comfortable everyday living. The bright main floor features three bedrooms, including a primary suite complete with its own 3-piece ensuite. The kitchen has been refreshed with new flooring and comes with granite countertops, a moveable island, brand new stove and microwave, and a convenient walk-in pantry. A 4-piece main bathroom serves the additional bedrooms on the main level. Downstairs, the fully developed basement offers two additional bedrooms, a 3-piece bathroom, and plenty of versatile living space for family, guests, hobbies, or a home office. Recent updates provide peace of mind, including brand new shingles (2026), a hot water tank replaced in 2020, a new sump pump, and a furnace that has been cleaned within the last four years. The insulated double attached garage adds convenience and extra storage. Step outside to enjoy the fully fenced backyard, featuring a large deck framed for privacy screens and a hot tub &mdash;perfect for relaxing, entertaining, or enjoying warm summer evenings. Located just a couple block from Jack Stuart School, you will have peace of mind knowing you live in an ideal family neighborhood in a desirable part of town. This move-in-ready home offers an excellent combination of space, updates, and value. Don't miss your opportunity to make it yours!