



**5226 42 Street  
Camrose, Alberta**

**MLS # A2325438**

**\$248,000**



<b>Division:</b>	Rosebud		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,446 sq.ft.	<b>Age:</b>	1925 (101 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** fridge, stove, microwave, washer, dryer, shed, garage opener & remote

Don't let the charming curb appeal fool you. This sweet dollhouse is so much bigger than it looks at first glance! Step inside to 1446sq ft of main living space and discover a spacious home with a unique layout designed for comfortable family living. Offering 3 bedrooms on the main level including a primary bedroom with 2pc ensuite, theres also a 4pc main bath. The functional kitchen flows into the dining room that's perfect for family meals and entertaining. Theres access from the dining room onto the cute front porch. Upstairs, you'll love the bonus rec room featuring an electric fireplace and patio doors that open onto a private deck above the carport, creating the perfect spot to unwind at the end of a busy day. The fully finished basement adds even more living space with a large recreation room, a fun wet bar for entertaining, and a laundry area/workshop complete with a new washer and a shower, sink & toilet. Recent updates include new shingles(2025) and hot water tank (2022), giving you added peace of mind. Car enthusiasts, hobbyists, or anyone needing extra space will appreciate the impressive man cave 24' x 22' garage, a rare find that's sure to become your favorite place to work, store your toys, or show off to friends. This is a home full of character, space, and a layout that fits well with a growing family.