



GRASSROOTS
REALTY GROUP

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5224 43 Street
Camrose, Alberta

MLS # A2326252



\$369,900

Division:	Rosebud		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Open Floorplan, Sump Pump(s), Vinyl Windows, Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Central Vac and Attachments as is as seller has never used them

Welcome home to this beautifully designed 2005-built property, where pride of ownership shines through every detail. From the moment you step inside, you will be captivated by the bright and airy open-concept floor plan. Bathed in natural light and accented by warm, inviting finishes, the main floor is perfectly tailored for both relaxed daily living and effortless entertaining. A welcoming entryway sets the stage, seamlessly opening up to a fluid living and dining area that flows directly into the spacious kitchen with newer stainless steel appliances. The main level continues to impress with a massive primary Bedroom, complete with the convenience of a private two-piece ensuite. Just down the hall, the second main-floor bedroom offers excellent space, making it ideal for a child's room, guest oasis, or a dedicated home office. Heading downstairs, you will discover the ultimate lower-level entertainment hub. The expansive family room is wide open and ready for movie nights, perfectly complemented by a full wet bar that makes hosting friends and family an absolute breeze. The basement also hosts two additional generously sized bedrooms. One of these lower-level rooms features direct, convenient access to the large three-piece bathroom, which boasts a tiled walk-in shower. Step out into the landscaped backyard, which is fully fenced for your privacy and peace of mind. Whether you are barbecuing or just soaking up the sun, the cement patio provides the perfect backdrop for outdoor enjoyment. This incredible property is completed by a spacious double garage and an additional storage shed, ensuring you have all the room you need for your vehicles, tools, and toys.