



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5215 48 Street
Camrose, Alberta

MLS # A2330339



\$285,000

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,032 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Separate Entrance, Vinyl Windows		

Inclusions: Fridge, Washer, Dryer, Dishwasher, Stove, Microwave

Welcome to this charming bungalow located in the heart of downtown Camrose! Offering 3 bedrooms and a functional layout, this home is perfect for first-time buyers, families, or investors. The main floor features a bright living space, three comfortable bedrooms, and a 4-piece bathroom. Downstairs, you'll find a spacious basement complete with a convenient 2-piece bathroom, a cold room for extra storage, and plenty of potential for additional living space. Recent updates include a new dishwasher (2026), a furnace replaced within the last five years, and a new side deck. Step outside to enjoy the large backyard, ideal for entertaining, kids, pets, or simply relaxing, along with a detached partially insulated single garage for parking and storage. Conveniently located close to downtown amenities, shopping, restaurants, parks, and schools, this well-maintained property is ready for its next owners to call it home!