



GRASSROOTS
REALTY GROUP

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4206 59 Street Close
Camrose, Alberta

MLS # A2330558



\$474,900

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,274 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: TV mounts, Whiskey Barrel Planters, Patio Lights, Shed, Main bathroom glass (is in the storage room), brown sofa table, Kitchen table, Bar Stools (4), Mirror at entrance, Grey Chest at entrance, Main floor living room couch, Fire table on deck

Welcome to this beautifully updated 5-bedroom bungalow tucked away on a quiet close in one of Camrose's family-friendly neighbourhoods. With 3 bedrooms on the main floor, 2 renovated bathrooms, and an extensively updated basement, this home offers the perfect blend of comfort, functionality, and style. The bright, open-concept main floor features a spacious living room, a modern white kitchen with a large island and stainless steel appliances, and excellent flow for everyday living and entertaining. Downstairs has been completely renovated in 2025 with all new plumbing, electrical, lighting (all on dimmers), two additional bedrooms, a gorgeous new bathroom, and a large family room, laundry room/utility room with lots of storage, completing the lower level. Outside is where this property truly shines. The fully fenced yard offers incredible space to enjoy, with mature trees, RV parking, a detached double garage, a storage shed, a fire pit area, beautiful landscaping, and a beautiful deck. The property is hot tub-ready, with wiring and plumbing already in place! The deck includes a natural gas BBQ hookup, making summer entertaining effortless. Additional updates include Central Air Conditioning (2024), furnace motherboard (2024), sump pump (2025), hot water tank (2025), fence (2021), and numerous thoughtful improvements throughout. Located close to parks, schools, playgrounds, and walking paths, this move-in-ready property offers everything today's family is looking for.