



GRASSROOTS
REALTY GROUP

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5211 49 Street
Camrose, Alberta

MLS # A2331205



\$209,000

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	689 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Lawn, Level, Private, Rectangular Lot, Stand		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming and affordable bungalow, perfectly located just minutes from downtown, schools, parks, and all the amenities you need. Offering two bedrooms on the main floor and one additional bedroom downstairs, this home is ideal for first-time buyers, small families, or investors. Enjoy the privacy of the fully fenced backyard, beautifully landscaped with mature perennials, a garden area, and plenty of space to relax or entertain. A single detached garage provides added convenience, while the inviting yard creates the perfect outdoor retreat. With its fantastic location, cozy charm, and excellent value, this is a wonderful place to call home.