



GRASSROOTS
REALTY GROUP

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5306 50 Street
Camrose, Alberta

MLS # A2333657



\$249,900

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	770 sq.ft.	Age:	1940 (86 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized		
Lot Size:	5900.00 Acres		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Block
Features:	Ceiling Fan(s), No Animal Home, Sump Pump(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: 9'5"X10 SHED NEW STORM DOOR

Cute as a button! This home is available for immediate possession and move in ready! This charming 2 bedroom home sits on a quiet street just a stones throw from the K-6 catholic school and across the street from the best ODR in the city! This well designed floorplan utilizes every square foot efficiently making it feel cozy yet spacious. You will happily host family dinners with plenty of room in the large eat in kitchen to accommodate the whole crew with plenty of counter space for extra helpers for dinner prep/cleanup. Then off to the large living room where everyone can lay back, rest and digest with a movie! Or you can head outside onto the newly stained deck and play some games in the well maintained (90% fenced)low maintenance yard. You have a place to park the RV out back as well as a plenty of space for the greenthumb in the family to garden while the handy one of the household putters away in the oversized heated garage. This property has been updated (majority in the last year) with new windows and doors(2025), shingles(house 2023) (garage 2026), plumbing, exterior paint on trim and deck, fridge, electrical panel , floor to ceiling paint, backsplash, fixtures, wall to wall flooring and brand spankin' new 4 piece bathroom renovation!