



GRASSROOTS
REALTY GROUP

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**3806 50 Street
Camrose, Alberta**

MLS # A2333747



\$925,000

Division:	Creekview		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,846 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.38 Acres		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, Bar Stools, Desk, Shed, Alarm System, Garage Door Opener and any controls

Incredible Opportunity – 1.38 Acres in the Heart of Camrose – Backing Onto the City's Beautiful Walking Trail System with Full City Services! Offered for the first time by the original owners, this exceptional city acreage presents a rare opportunity to own 1.38 acres in one of Camrose's most desirable locations. The spacious bungalow offers over 1,800 sqft. of living space, plus a heated four-season sunroom and a 24' x 30' attached garage. Designed with both family living and entertaining in mind, the expansive floorplan is bright, open, and inviting. The impressive kitchen is the heart of the home, featuring beautiful oak cabinetry, a large centre island with eating bar, a pantry with convenient pull-out shelving and a dedicated coffee bar/desk option. Adjacent to the kitchen, the generous dining area easily accommodates large family gatherings and opens into the heated four-season sunroom where panoramic views, a gas fireplace and wall-mounted AC unit create a comfortable space to enjoy year-round. The nicely sized living room is equally impressive, with two walls of windows filling the space with natural light, all centred around a second gas fireplace with an attractive mantle feature. The primary bedroom overlooks the backyard and includes a walk-in closet and a private 3pc ensuite. Two additional bedrooms and a 4pc bathroom complete the main living area. The welcoming front entry also provides access to the laundry area with built-in storage and a convenient 2pc bathroom along with direct access to the attached garage. Outside, the possibilities are endless. The simply landscaped 1.38-acre parcel is fully grassed and includes a 12' x 16' storage shed. With ample room to build the dream shop you've always wanted, create additional outdoor living space, or simply enjoy the rare luxury of city acreage living, this property offers an opportunity that seldom

comes to market.