



**GRASSROOTS**  
REALTY GROUP

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5107 58 Street  
Camrose, Alberta

MLS # A2337679



**\$459,000**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Prospect                                                                    |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | Bi-Level                                                                    |        |                   |
| Size:     | 1,252 sq.ft.                                                                | Age:   | 1973 (53 yrs old) |
| Beds:     | 5                                                                           | Baths: | 2                 |
| Garage:   | Alley Access, Double Garage Detached, Garage Door Opener, Off Street, Par   |        |                   |
| Lot Size: | 0.17 Acre                                                                   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), |        |                   |

|             |                    |            |    |
|-------------|--------------------|------------|----|
| Heating:    | Forced Air         | Water:     | -  |
| Floors:     | Carpet, Laminate   | Sewer:     | -  |
| Roof:       | Asphalt Shingle    | Condo Fee: | -  |
| Basement:   | Full               | LLD:       | -  |
| Exterior:   | Stucco, Wood Frame | Zoning:    | R1 |
| Foundation: | Poured Concrete    | Utilities: | -  |

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

**Inclusions:** Vinyl plank flooring for the stair case and main floor to match the primary bedroom

Overlooking a quiet corner of the green in a mature and established neighborhood, this iconic 5 bedroom home is truly a treasure! The grand entry up the manicured and landscaped front yard to this immaculately maintained property invites you inside, where natural light cascades through the large vinyl windows into the open concept space of the split level design . The main floor has two bedrooms, including the primary with new vinyl plank flooring, a walk in closet and balcony overlooking the peaceful green space below. Plenty of storage and a four piece bath, along with spacious kitchen and dining areas create functional flow and set the stage for hosting friends and family through every occasion- everyone will also enjoy the comforts of central air! The lower level is fully finished with 3 more generous bedrooms, a 3 piece bath, built in storage and a designated laundry room to compliment the rec room. The large West facing windows make this gathering area feel like anything but your typical basement - there's ample room for everyone and even a chair lift installed to eliminate mobility challenges! Out back, the double, detached garage and paved parking pad with alley access border the property, leaving a majestic and secluded yard space with field stone retaining wall, flower beds and mature trees to create a unique back yard oasis with privacy, sunshine and shade. You'll be making memories around the fire pit and relaxing on the patio here, by the shed there's even a power hook up for your hot tub, and an ideal spot for a dog run near the choke cherry tree! Located across the street from Camrose Golf Course, and just a few blocks from downtown, Mirror Lake, shopping and schools, this property offers a rare blend of tranquility, convenience and grandeur in the city that is not easy to find. Come see it while you can!

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