



GRASSROOTS
REALTY GROUP

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5201 54 Avenue
Camrose, Alberta

MLS # A2338670



\$379,900

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Water fountain in-front of house. 2 sheds.

Welcome to this beautifully refreshed 4-bedroom, 2- bathroom bungalow in Camrose, ideally located close to two schools, shopping and everyday amenities. With extensive updates throughout, this home is ready for you to move in and enjoy! The main floor features a nice sized kitchen complete with fridge, stove, microwave and dishwasher, a comfortable living room, 2 bedrooms and a beautifully redone 4 piece bathroom. New flooring and fresh paint throughout gives the home a bright fresh feel. The fully finished basement offers even more living space with all -new carpet, 2 additional bedrooms, a spacious family room, updated bathroom and a large laundry room and furnace room. Enjoy added peace of mind with NEW furnace and hot water tank(2026), plus the sewer line replaced to the front of the house. Outside, you'll love the nice sized backyard-perfect for gardening, entertaining or simply relaxing on the back deck. A double detached garage provides additional parking and storage. So many of the big updates have already been taken care of-just move in, unpack and make this beautiful bungalow your HOME!