



GRASSROOTS
REALTY GROUP

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5911 47 Avenue
Camrose, Alberta

MLS # A2341693



\$259,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1961 (65 yrs old)
Beds:	6	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Lawn		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Six bedrooms, two baths and a dream garage in a great location! That's what you will find at this 1008 square foot home nestled in between OLMP and Ecole Camrose Composite High School. On the main level of this home, you will find a spacious living room, separate dining area, a kitchen with an abundance of counter and cupboard space along with two bedrooms and a four piece bath. In the basement there are four bedrooms for a growing family, laundry and another four piece bath along with a small storage area. Outside you will find a great 14x40 foot garage with a workshop in the back for all your tinkering needs along with a large backyard for your growing family. Located in the established Mount Pleasant neighbourhood, near three schools (Chester Ronning, OLMP and Ecole Camrose Composite High School) and only a few blocks away from the Camrose Recreation Centre you will love how central this property is! With some love, this house could quickly become your home!