



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5223 46 Street
Camrose, Alberta

MLS # A2342398



\$225,000

Division:	Rosebud		
Type:	Residential/House		
Style:	Bungalow		
Size:	780 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Gazebo, Lawn, Recta		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt
Basement:	Dugout
Exterior:	Stucco
Foundation:	Piling(s)
Features:	Vinyl Windows

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

Inclusions: Washer/dryer, refrigerator, electric stove, microwave, garage door opener and remotes, window coverings, gazebo, keys

Looking to simplify without sacrificing comfort? This charming bungalow may be exactly what you've been waiting for. Offering 760 sq/ft of thoughtfully designed living space, this home proves that bigger isn't always better. Every square foot is put to good use, creating a practical and comfortable layout that's ideal for downsizers, retirees, first-time buyers, or anyone looking for easy, low maintenance living. And with a ****new sewer being line installed****, just move in and enjoy! From the moment you arrive, the curb appeal stands out. The durable stucco exterior, welcoming front porch, and tidy entry create a warm first impression and a place you'll be proud to call home. Inside, the bright living room flows seamlessly into the eat-in kitchen, creating an inviting space for everyday living and entertaining. Fresh paint throughout, updated vinyl windows, and vinyl plank flooring installed approximately 2-3 years ago give the home a clean, modern feel while maintaining its cozy character. The kitchen serves as the heart of the home and provides access to the laundry room, which offers additional storage and leads to two functional bedrooms. On the opposite side of the kitchen you'll find the rear entry and a clean, well-maintained 4-piece bathroom. With no basement to maintain, day-to-day living couldn't be much simpler. Major updates include the new sewer line, a hot water tank replaced approximately 3 years ago, vinyl windows. and the double garage. Situated on two lots, the yard offers plenty of room to enjoy without being overwhelming. A fenced backyard features space for a garden, a gazebo area for relaxing with family and friends, and a convenient sliding gate that allows access for RV parking or additional vehicles. The double detached garage is another standout feature. Only 13 years old, it features a steel insulated overhead door and wood flooring and still has

that newer garage feel. Affordable, move-in ready, and exceptionally well maintained, this is the kind of property that offers the things many buyers are looking for without the maintenance and upkeep of a larger home. If you've been waiting for a manageable home with a great yard, garage, and plenty of practical updates, this one is worth another look.