



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5605 47A Avenue
Camrose, Alberta

MLS # A2343749



\$289,000

Division:	Westmount		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Great opportunity. Spacious 5 bed, 2 1/2 bathroom Bungalow with oversized double car garage situated on a huge (over 9000 sqft) lot. The upstairs features a large living/dining area, a good size kitchen, three bedrooms and 4pc bathroom. The handy back entrance area is set up for washer and dryer and offers plenty of space and a 2 pc bathroom. In the basement you will find two good size bedrooms, a 3pc bathroom, huge rec room with a cozy fireplace and a large laundry room. This great family home could use some TLC, but some upgrades have already been done, including windows, high efficiency Furnace and central air condition just to name a few. The fully fenced, big backyard, is well treed and very private, and the 24' x 24' garage finishes a great package. All this located in a convenient central location, close to schools. No matter if you're looking for an investment opportunity, or for a great family home, this property is certainly worth viewing.