



GRASSROOTS
REALTY GROUP

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55 Edgewood Drive
Camrose, Alberta

MLS # A2344529



\$399,990

Division:	Century Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,262 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Covers, Shed

Welcome home to this spacious and well-maintained bungalow offering 5 bedrooms, 3 bathrooms, and plenty of room for the growing family. This property combines practical updates with a functional layout designed for comfortable everyday living. The bright main floor features three bedrooms, including a primary suite complete with its own 3-piece ensuite. The kitchen has been refreshed with new flooring and comes with granite countertops, a moveable island, brand new stove and microwave, and a convenient walk-in pantry. A 4-piece main bathroom serves the additional bedrooms on the main level. Downstairs, the fully developed basement offers two additional bedrooms, a 3-piece bathroom, and plenty of versatile living space for family, guests, hobbies, or a home office. Recent updates provide peace of mind, including brand new shingles (2026), a hot water tank replaced in 2020, a new sump pump, and a furnace that has been cleaned within the last four years. The insulated double attached garage adds convenience and extra storage. Step outside to enjoy the fully fenced backyard, featuring a large deck framed for privacy screens and a hot tub —perfect for relaxing, entertaining, or enjoying warm summer evenings. Located just a couple block from Jack Stuart School, you will have peace of mind knowing you live in an ideal family neighborhood in a desirable part of town. This move-in-ready home offers an excellent combination of space, updates, and value. Don't miss your opportunity to make it yours!