



**GRASSROOTS**  
REALTY GROUP

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5212 52 Street  
Camrose, Alberta

MLS # A2344578



**\$379,000**

|           |                                                     |        |                   |
|-----------|-----------------------------------------------------|--------|-------------------|
| Division: | Sparling                                            |        |                   |
| Type:     | Residential/House                                   |        |                   |
| Style:    | 2 Storey                                            |        |                   |
| Size:     | 1,540 sq.ft.                                        | Age:   | 1932 (94 yrs old) |
| Beds:     | 5                                                   | Baths: | 3                 |
| Garage:   | Double Garage Detached                              |        |                   |
| Lot Size: | 0.14 Acre                                           |        |                   |
| Lot Feat: | Back Lane, Backs on to Park/Green Space, Landscaped |        |                   |

|             |                     |            |    |
|-------------|---------------------|------------|----|
| Heating:    | Forced Air          | Water:     | -  |
| Floors:     | Laminate, Vinyl     | Sewer:     | -  |
| Roof:       | Asphalt Shingle     | Condo Fee: | -  |
| Basement:   | Full                | LLD:       | -  |
| Exterior:   | Brick, Vinyl Siding | Zoning:    | R3 |
| Foundation: | Poured Concrete     | Utilities: | -  |
| Features:   | Vinyl Windows       |            |    |

**Inclusions:** Fridge/Stove/Washer/Dryer - Main; Fridge/Stove/Washer/Dryer - Upper; Fridge/Stove - Basement

Here's a really unique opportunity for those with a savvy rental mind. This Two Storey has been split into 3 separate accommodations - each with its own kitchen plus there is a 24x26 Garage. Lets start at the top - with exterior and interior stair access - you'll find nicely put together 2 bed, 4pc bath with laundry option. Main level sees 2 bed, big living/dining set up, it's own laundry and a 4pc bath. Basement has been renovated to include newer flooring, updated kitchen and 3pc bath. 2 mid efficient furnaces heat the property and there is a new hot water tank. Really neat property with a few options!