



GRASSROOTS
REALTY GROUP

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5015 58 Street
Camrose, Alberta

MLS # A2345403



\$359,000

Division:	Prospect		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Sump Pump(s), Vinyl Windows		

Inclusions: fridge(2), stand up freezer, stove(2), dishwasher, washer, dryer, sump pump, garage opener & remote, shed, 2 bedroom wardrobes, front entry coat hook/storage unit, shelves in garage

Unbeatable location, beautiful nature views, and a home that has been lovingly cared for! This charming 936 sq ft bungalow sits on a generous 50 x 120 ft lot, directly across from the Camrose Golf Course and miles of walking paths. Set on one of the quietest streets around, it offers a peaceful setting with nature right outside your front window. This is a location that is truly hard to beat! Step inside to a bright and welcoming main floor featuring an open living room, where the front window creates the perfect spot to sit back and enjoy the beautiful views across the street. The spacious, updated kitchen offers plenty of room to cook and gather, with a dedicated dining area. Two bedrooms, a 4-piece bathroom, and convenient main-floor laundry at the back entrance complete this level. Downstairs, you'll find even more flexibility with a second kitchen, a comfortable recreation room, two additional bedrooms, and a 2-piece bathroom with a separate sink area. Whether you're looking for extra space for family, guests, or hobbies, this lower level has plenty to offer. Outside, the backyard is a gardener's delight, with enough raspberries to feed the whole neighbourhood! Enjoy summer evenings on the beautiful back patio, tend to the garden boxes, and appreciate the convenience of a shed and single detached garage. The spacious lot provides room to enjoy the outdoors, garden, and make the most of this wonderful setting. Well cared for and showing beautifully, this lovely bungalow offers a wonderful blend of comfort, functionality, and an exceptional location surrounded by nature. Come see why this could be the perfect place to call home!