



GRASSROOTS
REALTY GROUP

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5615 51 Avenue
Camrose, Alberta

MLS # A2346698



\$275,000

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Natural Woodwork		

Inclusions: Fridge, Stove, BI Dishwasher, Washer, Dryer, Freezer, Window Coverings, Garage Door Opener & Remote, Shed, A/C (in kitchen), 2 Sump Pumps, Power Retractable Awning over the Deck

This well cared for home is brimming with Character and been in this family since 1955! From the triple pane Loewen windows to the solid fir kitchen with extra built-in cabinetry (desk, broom closet & coats) and rounded doorways throughout, you'll love all that this home has to offer! The main level has a generous and bright living room, a combined kitchen/eating area, 4 pc. washroom and 2 good-sized bedrooms. Down the stairs you'll find a "bonus" room, family room, bedroom, 3 pc. washroom, cold/storage space and the laundry/utility room. You'll be glad to know there's an extra gas stove in the basement family room to cozy up those cool evenings ... and there's a small air conditioner to keep the home cool on those hot days. The yard is nicely manicured and offers a nice south-facing deck (complete with a power retractable awning and gas BBQ hook-up), a single car garage (with garage door opener), an RV spot AND the perfect insulated and heated 8'x8' shed complete with a wood-working bench. All this situated between downtown Camrose and West end shopping ... and just steps to Bull Rush Park and the miles of paved trails this City has to offer.