



GRASSROOTS
REALTY GROUP

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5420 50 Avenue
Camrose, Alberta

MLS # A2347247



\$299,900

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Walk-In Closet(s), Wood Counters		

Inclusions:	Fridge, Stove, Washer, Dryer, Garage Opener with Remote, Gazebo(attached to Garage), Outdoor Fireplace, Electric Fireplace (Basement)
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Tucked into a quiet, walkable pocket of downtown Camrose, this beautifully maintained bungalow offers the perfect blend of character and comfort — just moments from Mirror Lake and its scenic walking paths. Step inside to discover a warm, inviting layout full of unique charm, anchored by a custom-built kitchen island with seating for four — perfect for casual meals or entertaining. The main floor features two bedrooms and a full bathroom, while the lower level expands your living space with a third bedroom, a 3-piece bathroom, a cozy family room, additional rec room space, and a large storage/laundry room. Recent upgrades give you peace of mind for years to come, including updated kitchen finishes, newer flooring, a furnace replaced in 2018, and shingles replaced on the house (2018) and garage (2026). Outside, the beautifully manicured yard offers plenty of room for gardening and entertaining, front and back. The oversized, nicely finished garage is a standout — with alley access and a separate door to the backyard, it's ideal as a workshop or vehicle storage. Attached to the garage, a charming gazebo with an outdoor fireplace creates the perfect year-round gathering spot for relaxing evenings with family and friends. Clean, move-in ready, and full of thoughtful updates — this downtown Camrose gem won't last long.