



GRASSROOTS
REALTY GROUP

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5805 43 Avenue
Camrose, Alberta

MLS # A2347882



\$364,000

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, micro hood fan, sump pump, garage opener & remotes (All appliances as-is)

Craving a little more quiet and a peaceful view from your front window? This charming 2 bedroom, 2 bathroom bungalow is tucked onto a tree-lined, speed-restricted street, directly across from green space and sports fields. It's the kind of setting that instantly feels peaceful, welcoming and a little bit special. From the moment you arrive, the quaint planter boxes and mature landscaping set the tone. Step into the backyard and you'll discover your own little secret garden, with a beautiful perennial garden, fenced yard and plenty of space to enjoy summer days. Inside, the spacious living room is filled with natural light, with a large front window overlooking the green space across the street. The eat-in kitchen is truly impressive in size, featuring a huge island, an abundance of cabinetry and room for a dining table big enough to seat the entire family for Christmas dinner. There's no shortage of space here for everyday living or gathering with the people you love, and access to the back yard and deck thru the patio doors for those summer BBQ's or hosting! The main floor offers two bedrooms, including a spacious primary bedroom, along with a 3-piece bathroom with a tub. Convenient main-floor laundry is located just off the back entrance. Downstairs, the partially finished basement gives you even more room to spread out, with a huge open recreation space, a 3-piece bathroom and an exceptional amount of storage. Outside, the oversized 28 x 24 garage provides plenty of room for vehicles, hobbies and all the extras. But perhaps one of the best features is the neighbourhood itself. Peaceful streets, mature trees, green space and a true sense of community make this the kind of place that makes you want to stay forever. A charming home, a beautiful setting and a neighbourhood that feels like home.

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