



GRASSROOTS
REALTY GROUP

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5205 56 St
Camrose, Alberta

MLS # A2349766



\$385,000

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Asphalt
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Bookcases, Ceiling Fan(s), No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: shuffle board table

Updated 3 Bedrooms up, 1 down Bungalow centered on a Double Lot! New Vinyl Plank (Nu-floors) 2026 & Shingles on garage also at this time. House shingles 2024, Lux windows 2022. Double drywall (sound board) throughout main floor makes this home as quiet as can be! Kitchen Electric Stove also has connection if desired for Gas. Great functional layout with tons of storage, a cold room which is necessary for your wonderfully producing Massive Garden with raspberries and other fruits. You'll have yard space to spare and enjoy, from multi vehicle parking and/or easily your R.V.