



GRASSROOTS
REALTY GROUP

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5218 45 Street
Camrose, Alberta

MLS # A2350060



\$355,000

Division:	Rosebud		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Electric Fireplace, TV and entertainment unit in living room, sofa in the office, second refrigerator, wooden swing set, (2) storage sheds

Welcome home to Rosebud, Camrose, where tranquility meets comfortable living within this beautifully appointed bungalow, perfectly suited for family life and entertaining alike. This detached house, crafted with architectural charm, unfolds across one story + finished basement, offering a warm embrace as soon as you cross the threshold. Three bedrooms are found on the upper level, providing restful havens for family members, while the finished basement expands your living space with an additional bedroom, recreation room, family room with gas stove, and convenient laundry room complete with storage/office space. The living room is adorned with a modern and stylish electric fireplace set in a feature wall of stone tile, along with a massive flat screen TV and built in entertainment unit- there is even central air! Flooring transitions seamlessly between laminate, carpet, ceramic tile, and vinyl windows create an inviting atmosphere complemented by ceiling fans, recessed lighting, closet organizers, and 8'8" high main floor ceilings. Enjoy outdoor living with the privacy of the newly stained deck with natural gas hook up, front porch, patio, and fenced back yard, all landscaped and offering ample space for play, grilling, relaxation, birdwatching and enjoyment. There is a variety of mature trees and even a south facing, enclosed garden area! There is RV access/parking to ensure your recreational vehicle/toys are accommodated with ease. There is a double detached garage with heat and 220V plug, a driveway and parking pad for off street options— talk about convenience! There is extra storage in the workshop/shed with power in the back yard, and another garden shed right beside the house. Situated just a couple blocks from Downtown Camrose with parks, schools, shopping and churches nearby, playground, shopping nearby, this bungalow offers a blend of

convenience and recreation within a welcoming neighborhood - book your viewing today!