



GRASSROOTS
REALTY GROUP

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5221 42 Street
Camrose, Alberta

MLS # A2350132



\$308,000

Division:	Rosebud		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,300 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, central vac(as-is), shed, window coverings

Packed with charm, character, and unique design touches, this 4 bedroom, 3 bathroom four-level split is anything but ordinary! From the inviting curb appeal to the stylish details found throughout, this home offers warmth, personality, and an abundance of natural light from every angle. Large windows fill the home with sunshine, creating bright, welcoming spaces from front to back and side to side. The main level features a spacious yet cozy living room, a dedicated dining area, and a lovely kitchen with plenty of cabinetry and workspace for everyday living. Upstairs, you'll find three bedrooms and a beautifully updated bathroom complete with a luxurious soaker tub, the perfect place to unwind after a long day. The primary bedroom is a true retreat with its own impressive ensuite with walk-in shower. The lower level has comfortable rec room, ideal for family movie night and work out space. A fourth bedroom, laundry room, and convenient 3-piece bathroom finish this level, while the basement provides plenty of storage for all your seasonal items and extras. Outside, the fully fenced yard creates a safe space for kids and pets to play, while the single detached garage is ideal for a workshop, hobby space, or additional storage. Enjoy your morning coffee in one of two outdoor patio seating areas, either on the charming front patio or the private side patio. Situated on a rare 40' x 150' lot, this property offers exceptional outdoor space and endless possibilities, including room to build the garage or shop of your dreams. Full of character, functionality, and charm this lovely home is ready for a new family to begin building memories here.