



GRASSROOTS
REALTY GROUP

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5907 43 Avenue
Camrose, Alberta

MLS # A2350136



\$364,000

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer, dryer, garage opener & remote

Some homes simply feel like home. The kind of home that feels familiar the moment you walk through the door, warm, cozy and wonderfully cared for. This charming 960 sq ft, 3 bedroom, 2 bathroom bi-level has that special "Grandma's house" feeling, not because it's old-fashioned, but because it feels treasured. Inside, a nice wide staircase welcomes you into a bright and spacious living room, where a large front window fills the space with sunshine. The dining area sits perfectly beside the back deck doors, and from your seat at the table, you can watch the birds come and go at the feeders outside. It's those little everyday moments that make a house feel special. The quaint kitchen is warm and inviting, with plenty of cabinets and storage for everything you need. Down the hall are two comfortable bedrooms and a 4-piece bathroom. The lower level offers even more room to settle in, with a third bedroom, cozy rec room complete with a freestanding gas fireplace, 3-piece bathroom and functional laundry room. But step outside and you may just fall in love. The backyard feels like your own private paradise, surrounded by mature trees and beautiful perennial gardens that create a peaceful little escape from the everyday. It's the kind of yard where you can linger over your morning coffee, watch the birds, enjoy the gardens and forget you're even in town. The garage is paired with additional parking behind, giving you room for three more vehicles. And the location? It's one of those neighbourhoods people hope to find, with tree-lined streets that look like they belong in a storybook, schools nearby and that wonderful feeling of being part of a community. This is more than a house. It's warm. It's welcoming. It's the kind of place that feels loved, lived in and ready to become someone's next treasured home.

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