



GRASSROOTS
REALTY GROUP

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5401 65 Street
Camrose, Alberta

MLS # A2352165

\$398,000

Division:	Victoria Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Shed, Window Coverings, Central Vac with Attachments, Garage Heater

Welcome to this well-maintained, move-in-ready bungalow in the established Victoria Park neighbourhood! Offering an impressive list of recent upgrades, this bright and inviting home blends comfort, style, and functionality. Major improvements include a new roof (May 2026), new windows (June 2025), a new furnace (August 2026), and updated paint and upstairs flooring. The home also features a heated, double attached garage, providing convenient parking and year-round comfort. The true showstopper is the home's stunning, unique plaster ceilings, adding character and timeless style that complement any décor. The spacious main floor features a great layout with three generously sized bedrooms, a full bathroom, ample closet space, and comfortable living areas. The primary bedroom also boasts the convenience of its own three-piece ensuite. Downstairs, you'll find even more room to spread out with a large family room and recreation room, additional storage, a spacious laundry and utility area, and a convenient two-piece bathroom. The expansive recreation room offers excellent flexibility and could potentially be converted to accommodate an additional bedroom or two, depending on your needs. Step outside and enjoy the beautifully manicured, fully fenced backyard—a private outdoor retreat with plenty of space for gardening, pets, or children to play. Relax on the upper deck or lower patio, and enjoy the established fruit-bearing landscape featuring mature grapevines, Saskatoon berry bushes, and an apple tree in the front yard. Additional front parking provides extra convenience, with room for multiple vehicles or RV parking. With its charming character, thoughtful updates, versatile living spaces, heated double attached garage, and inviting outdoor areas, this home has so much to offer in a well-established neighbourhood. Move in,

make yourself at home, and enjoy all that this wonderful property has to offer!