



**GRASSROOTS**  
REALTY GROUP

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**5208 43 Avenue  
Camrose, Alberta**

**MLS # A2217779**



**\$625,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,018 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	See Remarks, Single Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home		

**Inclusions:** AC, Garden Deer Fence, Garage Door Opener with Controls-3

Triple Detached garage PLUS attached single - a Garage lover's dream! Energy efficient home with south setting solar panelled roof. Set on a beautiful tree lined street in the heart of Camrose, this traditional two story home is straight out of a story book. The curb appeal is timeless, featuring a paver walkway to the front porch, and even a flagpole - small details that set the tone for a well loved property. Inside, you're greeted by a traditional layout that offers warmth and function. The front sitting room features hardwood floors and a cozy gas fireplace, creating the ideal spot to relax or entertain. The generous dining room is ready to host holiday dinners and special celebrations. A renovated kitchen with classic shaker-style cabinetry and modern appliances flows seamlessly into the heart of the home: a bright and airy sunroom addition designed for year-round enjoyment and meaningful connection. The main floor also offers a den or office, a convenient 2-piece bathroom, and direct access to the single attached garage. Upstairs is the perfect family retreat, with four bedrooms and a full bath—ideal for growing families. Downstairs, the finished basement adds versatility with a family room currently used as a spacious primary bedroom, along with laundry, storage, and a 3-piece bath. Lovingly maintained and thoughtfully upgraded over the years, this home includes a solar panel system to help reduce energy costs, as well as central A/C for summer comfort. Mature perennials and a fully landscaped yard with paved walkways create a private, serene outdoor oasis. At the back of the property, you'll find a rare and valuable bonus: a 40' x 24' detached triple garage with space for two vehicles PLUS a heated workshop—currently set up for woodworking—perfect for hobbyists or extra storage. And with green space behind the

home, you'll enjoy added privacy and no rear neighbours. A rare gem with heart, history, and room to grow—this is a home to treasure for years to come.