



**GRASSROOTS**  
REALTY GROUP

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**A, 5205 52 Ave  
Camrose, Alberta**

**MLS # A2231057**



**\$227,000**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave

Check out this affordable, move-in-ready half duplex in Camrose! This charming 3-bedroom home has been thoughtfully updated and is ready for you to enjoy. Upstairs, there is a spacious primary bedroom, two additional bedrooms, and a full bathroom. On the lower level is where you'll find over 500 sqft of additional of living space including the kitchen that includes a walk-in pantry with plenty of potential to make it your own, a generous living room, and a half bath with laundry hook-ups. The home features brand-new baseboards, fresh paint, updated flooring, shingles done in 2022 and modern light fixtures throughout, offering a clean and stylish feel. Enjoy the convenience of being located right across the street from Sparling Elementary School and within walking distance of downtown amenities. Outside, you'll find a fenced backyard, a handy garden shed, and two parking spots in the rear. With low-maintenance living, this property is perfect for families, students, or savvy investors. Don't miss out on this opportunity!