



**GRASSROOTS**  
REALTY GROUP

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**5422 51 Street  
Camrose, Alberta**

**MLS # A2238056**



**\$389,900**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, 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>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Basement refrigerator & Basement stove Garage heater

This updated 1,221 sq ft bungalow offers comfortable living with a bright, modern kitchen, refreshed flooring, and a spacious living room featuring a cozy fireplace. The main floor includes three bedrooms, a beautifully updated 5-piece bathroom, and a convenient 2-piece en-suite in the primary bedroom. Some vinyl windows throughout enhance efficiency and natural light. Downstairs, you'll find a two-bedroom illegal suite with a shared laundry area. Enjoy the convenience of a double attached heated garage, plus a private backyard complete with a gazebo and storage shed. The perfect place for relaxing or entertaining outdoors. Located close to schools, playgrounds, and shopping, this home is move-in ready and an excellent opportunity for homeowners or investors alike!