



GRASSROOTS
REALTY GROUP

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**5002 57 Street
Camrose, Alberta**

MLS # A2239528



\$235,000

Division:	Prospect		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,008 sq.ft.	Age:	1920 (105 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Stove, Dishwasher, Washer, Dryer

This charming and nicely updated 1.5 storey character home is located near the vibrant heart of downtown Camrose. Blending vintage charm with modern convenience, this 2-bedroom, 2-bathroom gem is perfect for first-time buyers, downsizers, or investors. Step inside to find a warm and inviting living space featuring original architectural details and a functional layout. The main floor boasts a bright living room with bay window, spacious kitchen, cozy dining nook, half bathroom, and a versatile laundry/mud room. Upstairs, you'll find the 2 bedrooms and a full bathroom. The basement has a high efficiency furnace and is ready for additional development. Enjoy the outdoors while sitting on the covered front porch, the back private deck, or in your expansive, fully fenced backyard. A detached garage and back lane access provide added convenience and storage. Just steps from parks and Mirror Lake, this home offers the perfect blend of convenience and character. Don't miss your chance to own a piece of Camrose charm!