



GRASSROOTS
REALTY GROUP

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5237 46 Street
Camrose, Alberta

MLS # A2241323



\$272,000

Division:	Rosebud		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Bar, Central Vacuum, No Smoking Home		

Inclusions: TV brackets, shed

Welcome home to this adorable bungalow with just over 1000 Square feet of living area! It's got great curb appeal and is in a quiet location. The main floor has 3 bedrooms with updated full bathroom perfect for a first time home buyer, small family, or investment property. The kitchen has a ton of cupboards including pantry and additional main floor storage. Downstairs has full wet bar, recreation space, and office that could be turned into a bedroom. Separate cold room, laundry and additional 3 piece bathroom completes the lower level. The freshly painted back deck is the perfect spot to start the day, especially as you have no back neighbours and a small playground just out the back door. The detached large double garage on a massive lot makes this house check all the boxes.