



GRASSROOTS
REALTY GROUP

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5222 51 Street
Camrose, Alberta

MLS # A2243390



\$299,800

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	884 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Other	Zoning:	R2B
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone, Water
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: Freezer in Basement

Charming & Cozy Character Home with Modern Upgrades! This lovely home has seen significant updates in 2016 & 2022, blending classic appeal with contemporary comfort. The upstairs features a peaceful bedroom suite, complete with a luxurious 4-piece bath and a spacious walk-in shower. A cozy sitting/library nook adds a perfect touch for quiet relaxation. The kitchen is generously sized, offering plenty of cupboard space for all your needs. The home was thoughtfully upgraded with spray insulation in 2022 for added efficiency. The backyard is a gardener's dream, with raised garden beds and lush flower beds throughout. Elm and ash trees, raspberry bushes, and lilacs create a serene, natural retreat. Enjoy your morning coffee or unwind in the evening on the beautiful deck with wine or your favourite beer overlooking your blooming garden. Custom-fitted blinds adorn most windows, adding both style and privacy. A perfect blend of character and modern updates – this home is a must-see! Check out Camrose with over 30 km of walking/biking trails. Kyaking in middle of Camrose for Bird Watching, eat at our Many Restaurants. Enjoy yummy treats at our bistros. Golf at one of our several Golf Courses. You will definately need to Check out Camrose, AB! Welcome Home!