



**GRASSROOTS**  
REALTY GROUP

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**5229 49 Street  
Camrose, Alberta**

**MLS # A2244063**



**\$195,000**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** fridge

This tidy, tenant-occupied home offers a great opportunity for investors. Ideally located on a quiet street just steps from two elementary schools, parks, and downtown shopping. The home features 2 bedrooms on the main level, 1 additional bedroom downstairs, a 4-piece bathroom, a functional kitchen, and a comfortable living room. The basement includes a spacious family room, perfect for added living space. Set on a large lot, the property boasts an impressive garden, detached garage, and a carport for extra parking or storage.