



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5229 49 Street
Camrose, Alberta**

MLS # A2244063



\$219,000

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

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