



GRASSROOTS
REALTY GROUP

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

**5208 54 Avenue
Camrose, Alberta**

MLS # A2244207



\$309,900

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	25
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Garage Remote, Shed, BBQ, Raised Planters

Whether you're a first-time home buyer or looking for a solid investment, this charming property checks all the boxes. Located just a few blocks from two elementary schools, it's ideal for families with young children. The home features 3 main-floor bedrooms and a fully renovated 4-piece bathroom. You'll love the curb appeal and the natural light pouring in through the big, bright front windows. The living space feels open and inviting, and the kitchen comes with crisp white cabinetry, new fridge in 2023, and a cozy dining nook. Downstairs, the clean and spacious basement is a blank canvas—freshly painted floors, laundry area, and loads of room for storage or future development. Recent upgrades include a new hot water tank (2023) and furnace (2015), offering peace of mind for years to come. Step outside to enjoy a fully fenced backyard—great for pets or young kids—with a generous patio space perfect for BBQs or relaxing. An oversized, heated single garage completes the package. Affordable, practical, and in a great location—this one is worth a look!