



GRASSROOTS
REALTY GROUP

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**5208 45A Avenue
Camrose, Alberta**

MLS # A2247552



\$369,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, No Neighbours Behind, Rect		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Separate Entrance, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Fridge(2), stove(2), dishwasher(2), washer, dryer, blinds, TV wall mount in L/R, shed, garage door opener, fire pit, A/C

This charming 5-bedroom, 2-bath gem offers 1,008 sq ft of beautifully updated living space in a location you'll absolutely love, just steps away from U of A Augustana Campus, the Peter Lougheed Centre and Jubilee Park -where family picnics, a play on the playground, and the favourite access to miles of trails begin! This street is the tree-lined kind people always talk about where you know your neighbours and kids can be out drawing sidewalk chalk or riding bikes and making memories. With gorgeous hardwood floors, vinyl windows, a bright spacious kitchen, living, dining space you'll feel right at home. The kitchen has plenty of storage and a huge new window overlooking the back yard with a view of the most beautiful tree, the ideal tire swing spot! With fresh shingles on both the house and garage, and central A/C to keep you cool all summer long, this home is move-in ready and full of comfort. There's a 2nd full kitchen in the basement with a nice rec room, 2 additional bedrooms and a 3pc bath. A private separate entrance is a nice feature and a fenced backyard with no rear neighbors. Enjoy peace, privacy, and access to miles of scenic biking trails right out your back gate. Let the kids or pets run free on the massive 65x120 double lot with fenced yard and store your gear in the single detached garage. Whether you're a first-time buyer or investor, this one checks all the boxes, you're going to love it here!