



GRASSROOTS
REALTY GROUP

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**4612 51A Street
Camrose, Alberta**

MLS # A2248673



\$349,900

Division:	Rosedale		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,259 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Many Trees, See Remarks, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Vaulted Ceiling(s)		

Inclusions: All appliances "as is"

Nestled in an amazing location overlooking Camrose Jubilee Park, this unique 3-level split offers the perfect blend of character and convenience. Just steps from walking trails, the valley, the University of Alberta & Augustana Campus, and the hospital, this home is ideal for those who appreciate both nature and accessibility. Showcasing original wood vaulted ceilings that add warmth and charm, the layout features 2 bedrooms, 2 bathrooms, a cozy living room, a functional kitchen and dining area. Enjoy beautiful views of the park from your home, and take advantage of the double detached garage for ample storage and parking. A truly special find in a sought-after neighbourhood. Mature trees and a large front deck complete this home. Great Opportunity!