



GRASSROOTS
REALTY GROUP

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5005 65 Street
Camrose, Alberta

MLS # A2255443



\$494,000

Division:	Grandview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,429 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Neigh		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: fridge, stove, hood fan, dishwasher, washer, dryer, shed, garage opener & remote, blinds

Welcome to this 1429 sq ft bungalow tucked away in a quiet cul de sac, steps from the Camrose Golf Course. With no backyard neighbours and green space behind, it's the perfect setting for peaceful walks in every season. Inside, a spacious entrance opens into a bright living room with a gas fireplace and raw edge wooden mantel. Expansive windows with custom blinds add drama and natural light. The dining area flows into the showpiece kitchen featuring brand new quartz countertops, stainless steel appliances with pot filler, hammered copper sink, butcher block island, and large windows overlooking the yard. Garden doors lead to a private fenced yard with deck, patio area with wind cover, calming fountain, and garden shed. The main floor hosts a 4pc bath, two bedrooms (one with laundry in the closet), and a primary suite with feature wall, walk-in closet, and 3pc ensuite. The fully finished basement adds a huge rec room, two bedrooms, 3pc bath, and oversized storage room. Fresh paint throughout gives the home a polished, fresh, move in ready feel. The heated 24x24 attached garage is finished with epoxy floors, a sink(hot & cold water), and plenty of storage. This quiet location offers quick access to shopping, restaurants, medical centres, and the mall. Golf enthusiasts will love the proximity to the course, and outdoor lovers will enjoy the nearby trails and man-made lake close by. Available for immediate possession, this rare bungalow truly has it all. Some recent updates include newer windows, siding, flooring, electrical panel, furnace, hot water tank, and deck.