



GRASSROOTS
REALTY GROUP

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**5308 50 Street
Camrose, Alberta**

MLS # A2256319



\$364,900

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	931 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

Inclusions: Garden box/fridge in laundry room

Welcome to this cute bungalow perfectly located across from St. Pats Elementary School with a playground, outdoor hockey rink, and new pickleball courts! Offering 5 bedrooms and 2 bathrooms, this home is ideal for a growing family. Recent updates include a new door, front patio, and new large picture window. The heated garage, RV parking, and lots of storage make daily living a breeze! Enjoy outdoor living on the vinyl deck with gas BBQ hookup, or relax on the beautiful stone patio in the partially fenced yard. A rare find that combines comfort, convenience, and upgrades in a fantastic location.