



GRASSROOTS
REALTY GROUP

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**5219 48 Street
Camrose, Alberta**

MLS # A2260947



\$264,900

Division:	Sparling		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,107 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Step into this beautifully updated 3-bedroom character home, perfectly located in the heart of downtown Camrose. With its blend of original charm and modern updates, this home is move-in ready and full of warmth. Inside, you'll find all new vinyl plank flooring and casings throughout plus updated shingles and vinyl windows. Take in the bright and welcoming updated kitchen with granite counters and a completely renovated 4pc main-floor bathroom. 9ft ceilings throughout and lots of light give this space the ultimate appeal. The Upper level sees 2 bedrooms while the 3rd can be found on the main level alongside a large living room, eat-in kitchen, 4pc bath and a dedicated laundry room with updated cabinets and granite counter. Outside, enjoy a large lot with plenty of space for gardening, entertaining, or simply relaxing. The oversized single garage gives great options and there's plenty of room for RV Parking. Centrally located, nicely updated, walking distance to schools and shopping - whether you're a first-time buyer, looking to downsize, or wanting an affordable home close to all downtown amenities, this property is an excellent opportunity.