



GRASSROOTS
REALTY GROUP

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**5227 48 Street
Camrose, Alberta**

MLS # A2261105



\$299,900

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	849 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings, Garage Door Opener plus any controls

Nicely Updated Turnkey Bungalow just North of Downtown and close to schools and recreational spaces. Brand New 22x24 Garage in 2020! Great Floorplan with One-level Living in mind - enjoy the large front living area, updated eat-in kitchen, 2 great sized bedrooms, updated 4pc bath and handy main floor laundry option at the back entry. Basement comes finished with another updated bathroom (3pc), a storage room, good living room with wet bar option, 1 dedicated bedroom and a passthrough room that could easily double as a 4th bedroom if needed. Large lot with garden option, a concrete patio for entertaining and a newer built 22x24 Garage (consider some tree removal for added RV parking if needed). Updates also include newer shingles, some vinyl windows, 100amp panel, high efficient furnace and an updated sewer line! Nothing to do but move-in and make it your own.