



GRASSROOTS
REALTY GROUP

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**4828 53A Street
Camrose, Alberta**

MLS # A2262035



\$359,000

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	1954 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover this charming bungalow for sale just minutes from downtown Camrose, offering a perfect blend of comfort and convenience. The home has been upgraded with new flooring, fresh paint throughout, and modernized bathrooms, ensuring a move-in ready experience. Outside, you'll enjoy a mature treed yard that provides privacy and natural beauty, easy-maintenance landscaping and multiple seating areas for relaxing or entertaining. The fenced yard adds security and privacy, while the single detached garage offers convenient parking and storage. This well-maintained property combines practical updates with outdoor appeal, making it an excellent opportunity for comfortable living in a fantastic location.