



GRASSROOTS
REALTY GROUP

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5417 52 Street
Camrose, Alberta

MLS # A2262799



\$335,000

Division:	Sparling		
Type:	Residential/House		
Style:	Bi-Level		
Size:	915 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: All Window Coverings and Shed

Imagine walking up to this impressive 5 bedroom bilevel, nestled in the Sparling neighborhood. You're going to love the huge trees providing amazing curb appeal. This home offers a perfect blend of comfort, functionality, and style, making it ideal for families and those seeking spacious living. You will appreciate the warmth & elegance of the spacious living room & adjoining dining room, perfect for creating cherished memories with loved ones. The kitchen's thoughtful design flows seamlessly, leading you to the patio door that opens onto the enchanting 3-season enclosed deck. This home is partially fenced and offers a double heated garage to keep those vehicles and toys warm and cozy. A generous sized garden as well. Located close to schools and shopping too. This home is ready to make new memories for you and your family...