



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5218 45 Street
Camrose, Alberta

MLS # A2266343



\$339,000

Division:	Rosebud		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: living room TV & speakers in built in unit, workbenches in garage, sheds - north side of house and west end of lot

Ready to make your next move a winning play? Step inside this beautifully renovated, move-in-ready home! Before winter hits, you'll love the cozy electric fireplace set into a gorgeous stone feature wall, perfect for game-day lounging. Outside, there's room for all your toys: RV parking pad, heated 22x26 garage with workbenches, 10x12 shed and a fully fenced, landscaped yard. When summer rolls around, enjoy the west-facing deck with gas BBQ hookup and if it's too hot, head inside and enjoy the A/C. Recent upgrades mean less fixing, more relaxing! These include new shingles ('22), hot h2o tank ('23), updated flooring, and that eye-catching stone feature wall with TV, speakers, and fireplace that makes your living room the MVP of the house. Upstairs offers 3 bedrooms, a full 4pc bath, bright living room, and kitchen; downstairs brings you a rec room, second living space, extra bedroom, 2pc bath, laundry, and a bonus flex room.