



GRASSROOTS
REALTY GROUP

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5419 53 Street
Camrose, Alberta

MLS # A2267600



\$379,000

Division:	Sparling		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,173 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage		

Inclusions: Shed

Welcome to this beautifully maintained 5-bedroom + Office , 3-bathroom bi-level. The bright and inviting main level offers a seamless blend of comfort and functionality, featuring newer vinyl and tile flooring, warm wood tones, and newer vinyl windows that fill the space with natural light. The east-facing kitchen provides a warm & cheerful place to enjoy your morning coffee or tea and has plenty of oak cabinetry & prep space, with a cozy dining area that opens directly onto a massive 15' x 20' deck, perfect for family BBQs and summer evenings outdoors. Down the hall, the primary bedroom includes a private 2-piece ensuite, while two additional bedrooms and a full 4-piece bath complete the main level. Enjoy year-round comfort with central air conditioning to keep the home cool through the warmer months. The lower level continues to impress with large bi-level windows, a generous family room ideal for movie nights or kids' play space, three more bedrooms, a 3-piece bathroom, and ample storage throughout. Outside, you'll love the extra-deep 196 ft lot that offers space for everyone, a fully fenced backyard (fenced was redone about 5 years ago) with raised garden beds, a 24' x 24' detached garage, 14' x 10' storage shed, additional parking pad with room for your RV, and still plenty of yard to enjoy. This home delivers exceptional value, flexibility, and room to grow, all within easy reach of schools, parks, shopping, and walking trails. Don't miss your chance to make it yours!