



GRASSROOTS
REALTY GROUP

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**5220 47 Street
Camrose, Alberta**

MLS # A2271815



\$325,000

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), See Remarks, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: 29

Utilities: -

Inclusions: Shed

This beautifully updated bungalow offers a perfect blend of comfort and style, showcasing a well-maintained interior and a bright, open floor plan that immediately welcomes you. From the moment you step inside, you'll notice the pride of ownership reflected in the updated flooring, a cozy family room with a warm and inviting gas fireplace, and a spacious kitchen equipped with ample cupboard space. The main level features two comfortable bedrooms, convenient main floor laundry, and a stunning renovated main bath with a relaxing soaker tub. The fully finished basement expands your living space with a versatile family room, additional storage, a hobby room, and two extra bedrooms, making it ideal for family or guests. Outside, enjoy a landscaped yard, an excellent deck for entertaining, and a good-sized double car garage. All the hard work has been done—this move-in-ready home is awaiting its new owners!