



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

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** 29

**Foundation:** Poured Concrete

**Utilities:** -

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

**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!