



**GRASSROOTS**  
REALTY GROUP

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**4913 54 Street  
Camrose, Alberta**

**MLS # A2272858**



**\$399,000**

<b>Division:</b>	Prospect		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Lawn, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** 2. washer&dryer

This beautiful move-in ready character home \*\*on a 235' lot (zoned R3)\*\* shows pride of ownership throughout and has seen many recent upgrades. Great potential for future developments. \*\*Heated double car garage AND workshop\*\*. The upstairs feature a large and very bright living room with gorgeous hardwood floor and fireplace, two good size bedrooms, main floor laundry (second washer/dryer set in the basements laundry room), updated 4pc bathroom, very spacious and beautifully upgraded kitchen and handy front and back entrance areas. In the newly carpeted basement, you will find 2 more bedrooms, updated 4pc bathroom, huge laundry room, and the cozy rec room with yet another fireplace. Enjoy the beautiful front-yard from the newer deck and/or utilize the endless potential of the massive, fully fenced back-yard with heated double car garage, heated workshop, RV-gate and alley access. Great location, close to downtown and Mirror Lake walking trails.