



GRASSROOTS
REALTY GROUP

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**5315 56 Street
Camrose, Alberta**

MLS # A2274534



\$237,500

Division:	Poplar Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	910 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Excellent Starter Home on a good lot - fully fenced - 20x24 Detached Garage and room for future RV parking if needed. Nice curb appeal with this Raised Bungalow and its updated vinyl siding, vinyl windows and vinyl plank flooring throughout! Cozy and a good use of space with 3 bedrooms up, a nice open living area, a wonderful eat-in kitchen plus a partly updated 4pc main bath. Handy side entry is a welcome addition for a boot room and provides access to the partial basement which has room for additional storage and laundry. Outside, enjoy the fully fenced yard and 20x24 Garage. A wonderful opportunity to step into home ownership.