



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5214 53 Avenue
Camrose, Alberta**

MLS # A2279449



\$335,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Sparling | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,009 sq.ft. | Age: | 1961 (65 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, See Remarks, Vinyl Windows | | |

Inclusions: Window coverings

Beautifully updated 3-bedroom + den. The bright and inviting living space is filled with natural light from new windows, creating a warm feel throughout. Recent upgrades include added insulation new electrical panel, flooring, lighting and much more! The finished basement provides excellent additional living space, complete with a versatile den. Situated on a large lot, perfect for outdoor enjoyment, or entertaining! A single detached garage adds both storage and parking convenience. Thoughtfully updated from top to bottom, with no stone left unturned, this move-in-ready home offers comfort, functionality, and long-term potential—ideal for families, first-time buyers, or investors alike.