



**5214 53 Avenue
Camrose, Alberta**

MLS # A2279449



\$329,000

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.