



GRASSROOTS
REALTY GROUP

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5809 43 Avenue
Camrose, Alberta

MLS # A2280333



\$359,900

Division:	Marler		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Door Opener, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: N/A

Well-maintained and look after by the sellers is this 1,172 sq. ft. bungalow located in a highly desirable neighborhood, directly across from a recreational swimming pool and skating rinks. This home offers five bedrooms total, including three on the main level and two in the fully developed basement, along with two full bathrooms. Features include a single detached garage, fully fenced yard, and small garden areas for outdoor enjoyment. The property is in excellent condition and is conveniently located close to schools, parks, and amenities. An ideal family home in a prime location.