



GRASSROOTS
REALTY GROUP

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**5218 53A Avenue
Camrose, Alberta**

MLS # A2280976



\$299,000

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	827 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: 8x8 shed

Step into this well kept bungalow and into a south facing living room filled with natural light. The kitchen features stainless steel appliances and bright French doors that open onto a huge two tiered deck, keeping the space light and connected to the outdoors. One bedroom includes built in desk and storage, ideal for a home office or guest room, and the main level is completed by a 4-piece bathroom and primary bedroom. The basement offers an open, flexible layout, with a back room that works well as a large bedroom, workout space, or additional storage. Outside, enjoy a private backyard, RV parking, single garage, and 8' x 8' tall shed. This home is bright, low maintenance, and ready for its next owner.