



**5304 56 Street
Camrose, Alberta**

MLS # A2283693



\$399,900

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|------------------|--|---------------|-------------------|
| Division: | Poplar Grove | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,008 sq.ft. | Age: | 1971 (55 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Insulated, Off Street, RV Access/Parking | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Asphalt, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Storage, Vinyl Windows | | |

Inclusions: Central Air-Conditioner AS IS, Central Vacuum never been used - AS IS

Welcome to the perfect blend of privacy, upgrades, and move-in ready comfort! This beautifully updated 1,000 sq. ft. bungalow sits on an oversized, landscaped lot with no backyard neighbours, offering the kind of peaceful setting and space that’s hard to find. Step inside to a bright and inviting main floor featuring two bedrooms and a stunning 5-piece bathroom. The large living room flows effortlessly into the heart of the home—an updated, gorgeous kitchen that has been partially opened for better connection and function. You’ll love the abundant cabinet and counter space, the large pantry, and the fresh, modern feel throughout. Recent improvements include updated kitchen, flooring, windows, and fresh paint inside and out, making this home truly turnkey. Downstairs, the fully finished basement adds impressive extra living space with two additional bedrooms, a 3-piece bathroom, a comfortable family/living room, and a dedicated laundry room with loads of storage—perfect for family life, guests, or a home office setup. Outside, enjoy the privacy and functionality of the detached insulated double garage, plus the benefit of a yard that’s already landscaped and ready to enjoy. Even the big-ticket items are taken care of with brand new shingles in 2025 and LeafGuard gutter protection installed for low-maintenance peace of mind. If you’ve been waiting for a home that offers space, privacy, and major updates already completed, this is the one