



**5319 55 Street  
Camrose, Alberta**

**MLS # A2284032**



**\$299,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Poplar Grove                    |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | Bungalow                        |               |                   |
| <b>Size:</b>     | 1,246 sq.ft.                    | <b>Age:</b>   | 1953 (73 yrs old) |
| <b>Beds:</b>     | 5                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Carport, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Laminate  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, Open Floorplan, Recessed Lighting, Vinyl Windows |                   |    |

**Inclusions:** none

This is a move in ready, bright, open-concept 5-bedroom, 2-bathroom home! The functional layout features 3 bedrooms on the main level and 2 additional bedrooms below, with a convenient washroom on each floor. Alongside this, you will find a large family room on both levels and a dedicated laundry area with lots of extra working space. The home boasts all new flooring as well. Outside, find a single-car garage plus a carport with ample room for extra vehicles or RV parking. The fully fenced backyard has gates for easy access. All this is situated just steps from local schools, playgrounds, trails and the golf course. The garage cement and shingles were redone in 2025 and the house shingles were done in 2015 approx, all new windows installed in 2024, HWT was replaced in 2020.