



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5319 55 Street
Camrose, Alberta

MLS # A2284032



\$310,000

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

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	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 2023, HWT was replaced in 2020.