



**5223 42 Street  
Camrose, Alberta**

**MLS # A2286650**



**\$379,000**

<b>Division:</b>	Rosebud		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,196 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<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>	Central Vacuum		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, garage opener & 2 remotes, basement fridge, cube mini freezer, L/R electric fireplace cabinet, L/R mirrors, basement bedroom cabinet, window coverings, blinds, central vac & attachments, workbenches & cabinets in garage, shed

Welcome home to this beautifully maintained 1,196 sq ft bungalow offering space, comfort, and undeniable pride of ownership throughout. Situated on a huge fenced lot with a double detached garage and extra parking, this one owner property has been lovingly cared for and it shows in every thoughtful detail. Step inside to a welcoming front entry that opens into a bright and spacious living room filled with natural light from large windows. The main floor has been tastefully updated, creating a warm and modern feel that is both stylish and functional. The stunning kitchen is truly the heart of the home, featuring stainless steel appliances, abundant cabinetry, generous counter space, and a convenient breakfast bar perfect for casual meals or gathering with friends. The dining room flows seamlessly from the kitchen and living area, making entertaining effortless. On the main floor you will find three comfortable bedrooms, including a lovely primary retreat complete with its own 2 piece ensuite. A well appointed 3pc bath with walk-in shower completes the level. Downstairs offers a fun vintage vibe with a massive rec room and classic dry bar, an ideal hangout space for game nights, movie marathons, or hosting guests. Two additional bedrooms, a full 4 piece bathroom, laundry room, and plenty of storage make this lower level incredibly versatile for growing families or guests. Outside, enjoy the private fenced yard with a charming patio area that is perfect for summer evenings, kids, or pets. The oversized lot provides space to play, garden, or simply relax, and the double detached garage plus extra parking add everyday convenience. Whether you are searching for the perfect starter home or looking to downsize without sacrificing space, this property delivers. Located in a quaint neighborhood close to schools and downtown Camrose, this home is move in

ready and waiting for its next chapter.