



**5011 42 Street
Camrose, Alberta**

MLS # A2290378



\$275,000

Division:	Fairview		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,063 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Other, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Charming 1.5 storey home offering 1,063 square feet of comfortable living space. A great opportunity for first-time buyers, investors, or anyone looking for a home with character. The bright kitchen opens to the living room, creating a warm and inviting main living area. The main floor features a primary bedroom with a walk-in closet. The 3 piece bathroom completes the main level. Upstairs you will find a spacious bedroom with its own 2 piece ensuite. The basement adds extra living space with a generous family room, an additional bedroom, a 4 piece bathroom, and laundry. Step outside to a private fenced yard highlighted by a stunning stone fireplace, perfect for relaxing or entertaining. The property also offers RV parking, and a double garage with carport. This one is worth checking out! (furnace 2023, hwt ~2020)