



**5018 52A Street
Camrose, Alberta**

MLS # A2294389



\$188,000

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	934 sq.ft.	Age:	1935 (91 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, On Street, Outside, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Stop renting and start owning! This 934 sq. ft. gem in Downtown Camrose is the perfect starter or an easy turnkey rental. Step into a home that feels bigger than its footprint. This well maintained 934 sq. ft. bungalow sits on an oversized lot right in the heart of Camrose. From the moment you arrive, the bright inviting entryway welcomes you with plenty of windows. Inside, you'll find two bedrooms on the main floor and a functional kitchen designed for real life. The basement offers a third bedroom and second bathroom offering additional privacy. The massive backyard has endless possibilities for gardening, entertaining, or future projects. This 3-bedroom, 2-bathroom home is a rare find in the Camrose market. Perfectly situated on an expansive lot in the downtown core, this property offers long-term land value with immediate appeal. This home has been well-maintained and will be an asset to a first-time home-buyer or as an investment that's ready to work for your portfolio from day one. Enjoy being walking distance to everything downtown Camrose has to offer in this home that is ready for its next chapter. Come see why this is the best value in the heart of the city!