



**5311 52 Street
Camrose, Alberta**

MLS # A2295223



\$335,000

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Electric Fireplace

What a welcoming place to call HOME! Thoroughly and thoughtfully updated both inside and out, this entirely charming 3 bedroom, 2 full-bath Camrose bungalow is truly something to behold. Tasteful and stylish finishes greet you from the street with freshly painted siding, updated shingles, manicured lawn, crisp vinyl windows and decorative detail on the gates to the fully fenced yard. Upon entry, you'll notice the awesomeness in layers - warm and neutral vinyl plank flooring, fresh paint, cohesive light fixtures, a mosaic mantle surrounding the electric fireplace and a floorplan that flows. You might agree that the heart of the home is the entirely updated kitchen (2020); complete with counters, cupboards, appliances, sink, tile backsplash, vinyl window frames and a functionally ideal dining area. For added convenience, the patio doors lead you onto the 18' x 12' deck where grilling, gathering and relaxing can continue outdoors! Two spacious bedrooms also grace the main floor, along with a custom 4 piece bath with new and matching colorful fixtures, vanity, tile, trims and even in-floor heating. Heading downstairs, the foyer at the back door entrance offers a place to drop your bags, hang your hat and store your boots, while a few steps down lead you to a basement that everyone will want to use! The bath on this level features a tiled walk-in shower, soaker tub and updated vanity too - a spa experience at home! There's also a spacious rec area, flex space, third bedroom, cold storage, and nice open laundry room. The whole family has a newly fenced back yard to enjoy here with a level lawn and shade from a mature mountain ash tree, plus a double detached garage + parking pad with alley access to accommodate toys, vehicles and even RV parking. The location offers excellent proximity to schools and playgrounds, downtown amenities and privacy from busy streets. The

shingles on the garage are the only thing left on the to-do list, don't wait to book your viewing at this one!