



**GRASSROOTS**  
REALTY GROUP

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

**5007 56 Street  
Camrose, Alberta**

**MLS # A2160403**



**\$279,000**

<b>Division:</b>	Prospect		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Gazebo, Ladder, Roto tiller

This home is a cozy bungalow sitting on a large lot that offers a sense of tranquility and space. there is a double garage with two doors. A large garden for those with a green thumb. Mature trees and a metal gazebo offer lots of shade. Inside there are two bedrooms and one bathroom on the main floor. it also provides a large living and dining room. the basement is partially finished with a second three piece bathroom and laundry area. A great starter home.