



**5910 44 Avenue
Camrose, Alberta**

MLS # A2167936



\$329,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Attached, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Stove (x2), Fridge (x2), Dishwasher, Window coverings, Washer, Dryer (x2)

Welcome to this spacious 4 bedroom, 2 bathroom home that's perfect for families and entertaining! Featuring a comfortable fully renovated basement including a second kitchen AND separate laundry, this property offers flexibility and privacy for guests or extended family. The fully fenced yard provides a safe space for kids and pets to play, while the 16' X 24' detached garage and 12' X 22' attached garage offer ample storage and parking options. Recent updates include a durable new tin roof, giving you peace of mind for years to come. Conveniently located near schools, a community pool, the arena, and walking trails this home combines comfort with accessibility. Don't miss your chance to make this wonderful property your own!