



**5406 49 Avenue
Camrose, Alberta**

MLS # A2170031



\$244,500

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1952 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: none

Welcome home to this wonderful bungalow situated ideally close to Camrose's vibrant downtown and Mirror Lake. This 4 bedroom home features an excellent floor plan, wood burning stove, good kitchen and dining area and has seen updates throughout the past while that include a new sewer line, newer shingles, some updated windows and a wonderful deck and yard area. The basement with rear entrance, bedrooms, family room and laundry is another nice touch! Attached is a single car garage that may just be right for the smaller vehicle and some tools. An excellent home in an excellent area.