



**5217 51 Street  
Camrose, Alberta**

**MLS # A2173508**



**\$225,000**

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	806 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

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

**Inclusions:** Fridge, Stove, Window Coverings, Shed, Firepit

Could this be the one you've been waiting for? Move in before the snow flies! This 3 bed, 2 bath plus bonus room is "ready & waiting" for you! There's ample space in the Kitchen & Living Areas, and then 2 bedrooms and a 4 pc. washroom on the main level. The basement offers a really good-sized family room, a 3 pc. washroom, another bedroom (with a bonus room behind the barn door) AND a storage/utility/laundry room. You'll appreciate the fenced back yard that even offers a covered patio space! Lots of parking and a shed complete this property. p.s. there are some newer vinyl windows on the main level, and the shingles were new in 2021.