



GRASSROOTS
REALTY GROUP

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**5716 48B Avenue
Camrose, Alberta**

MLS # A2207600



\$469,000

Division:	Grandview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, L		

Heating:	Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Storage		

Inclusions: Garage door opener (1 remote), window coverings, ceiling fan

Visit REALTOR® website for additional information. This beautiful kept house is a hidden gem located on a very quiet street and backs onto Mirror Lake. It is located to central downtown and west end shopping. Enjoy the large and inviting front foyer. The living room is large to be able to sit down and relax to enjoying the fireplace while the kids play at the other end. The kitchen has granite counter tops, built-in cook top and built-in stove with a large dining to host all your guests. Enjoy a 3 season enclosed patio right off the dining room looking out to Mirror Lake. Upstairs you will find a large primary bedroom with a view of the lake as well as a full 4pc bathroom and 2 more bedrooms. The basement has a great sized rec room, very spacious laundry room. There is another room that can be convert from being a storage room to a playroom. There is also a closet that is being used as cold storage but these rooms could be converted into another bedroom. There is also an attached 12x20 garage. This is a great home to have a great growing family to enjoy.