

**5308 49 Avenue  
Camrose, Alberta**

**MLS # A2266371**



# \$189,900

<b>Division:</b>	Prospect		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Rectangular Lot, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Open Floorplan, Wood Counters		

**Inclusions:** none

Step into charm with this cozy 2-bedroom, 1-bath home, built in 1945 and lovingly updated over the years. This cozy retreat welcomes you with warm wood accents and sunny windows. You'll love the large living room and cozy kitchen; a layout that feels just right, and is perfect for entertaining. The large yard is great for enjoying those summer days or building snow forts and playing in the winter. Perfectly tucked near downtown Camrose, you're steps from boutique shopping, cafes, scenic walking trails, and all the amenities you love. This home puts the best of small-town living at your doorstep and is a sweet blend of vintage soul and modern comfort—ready for your story to begin!