

5234 47 Street
Camrose, Alberta

MLS # A2270311



\$319,500

Division:	Sparling		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: n/a

Bright, open, and designed for everyday living - this four-bedroom, 2 bath home blends style with function and checks all the right boxes! Step inside the open-concept main floor which features a spacious dining area, a bright living room, and two updated bedrooms! You will also enjoy brand-new flooring, fresh paint, and a stunning 4-piece bathroom makeover. The main floor laundry and utility area is just waiting to become your dream mudroom. Bonus: peek under the counter for a classic old-school jar opener! Downstairs offers two bedrooms, a 3-piece bath, a large rec room, and plenty of storage space - perfect for kids, guests, or hobbies. Outside, enjoy a fully fenced yard, double garage, and charming vines that wrap around the patio, a cozy spot for summer evenings. Recent upgrades include a newer furnace, hot water tank, vinyl windows, roof, fence, modern lighting, updated flooring throughout, refreshed bathroom, and both interior and exterior paint. This immaculately maintained home is bright, functional, and well organized; the kind of place that just feels good to come home to. Conveniently located near downtown and schools, you'll love living in the heart of Camrose. All that's left to do is move in and enjoy! This is a great immediate turn-key home for the perfect family or for an investor looking for an immediate investment opportunity. Schedule your showing today and experience this wonderful home in person!