

5714 48B Avenue  
Camrose, Alberta

MLS # A2271446

**\$375,000**



|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Grandview  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,122 sq.ft.   | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, RV Access/Parking, Single Garage Attached                   |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Creek/River/Stream/P |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Boiler  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Siding   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bathroom Rough-in, Bookcases, Built-in Features, Central Vacuum, No Animal Home, See Remarks, Storage |                   |    |

**Inclusions:** Garage Shelving

This beautifully maintained 1976 bungalow offers incredible lake views, timeless character, and unbeatable access to the outdoors. This home has 3 bedrooms on the main floor and a 4 piece bathroom. The primary suite is already plumbed for a future small 2 piece bathroom which gives it classic charm with modern potential. A large bay window fills the living area with natural light and overlooks the quiet, tree-lined street. Throughout the home, you'll find unique stained glass accents that add colour and warmth. Enjoy cozy evenings with TWO wood burning fireplaces, one upstairs and one down. The spacious eat-in kitchen provides stunning views of mirror lake and leads conveniently to main floor laundry and a large upper deck, perfect for morning coffees or sunset dinners. The Walk-out basement is ideal for entertaining, featuring 3 piece bathroom, bar area, and great recreation space. Step outside to large backyard with direct access to the walking path that circles the lake- perfect for outdoor lovers! Recent updates include new shingles and freshly painted exterior in 2023. The property also offers a single- car garage with big shop space and RV parking with alley access. This home combines location, charm, and potential - ready for its next chapter!