

**5220 47 Street  
Camrose, Alberta**

**MLS # A2271815**



# \$325,000

<b>Division:</b>	Sparling		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	29
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Soaking Tub		

**Inclusions:** Shed

This beautifully updated bungalow offers a perfect blend of comfort and style, showcasing a well-maintained interior and a bright, open floor plan that immediately welcomes you. From the moment you step inside, you'll notice the pride of ownership reflected in the updated flooring, a cozy family room with a warm and inviting gas fireplace, and a spacious kitchen equipped with ample cupboard space. The main level features two comfortable bedrooms, convenient main floor laundry, and a stunning renovated main bath with a relaxing soaker tub. The fully finished basement expands your living space with a versatile family room, additional storage, a hobby room, and two extra bedrooms, making it ideal for family or guests. Outside, enjoy a landscaped yard, an excellent deck for entertaining, and a good-sized double car garage. All the hard work has been done—this move-in-ready home is awaiting its new owners!