

5013 53 Street
Camrose, Alberta

MLS # A2276042



\$379,900

Division:	Downtown Camrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Storage, Vinyl Windows		

Inclusions: Dishwasher(x2) Fridge (x2) Washer/Dryer (x2) Stove (x2)

An investors dream right near the heart of main street Camrose. This well maintained bungalow is situated on a massive lot that is newly sodded with back alley access and fresh gravel parking pad. Plenty of space for parking, RV storage or future double garage or shop opportunity. As you walk up to this quaint home you are greeted by 2 separate entrances- one for each floor for complete privacy. The main floor is all open concept with 3 bedrooms and 4 piece bathroom. Bright living and kitchen has been updated with newer cabinets and windows including a sky tube which lets in the natural light. The back entry is located in large mudroom/laundry that is ideal for anyone for extra storage and space. The lower level has been completely renovated and ready for move-in. New paint, flooring, appliances make this space cozy and inviting. It has 1 bedroom, 4 piece bathroom, and large storage and own laundry space. This home is perfect for a first time home owner, investor, or small family. Other upgrades are Brand new hot water tank, Furnace 2021, and back landscaping.